

Northampton County Reporter

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VOL. LXIII

EASTON, PA February 29, 2024

NO. 9

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NOTICE TO THE BAR...

March Quarterly Association Meeting

March 14, 2024

Event Center at Blue

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

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Northampton County Reporter
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Easton, PA 18042
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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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Ralph J. Bellafatto, Esquire
Editor

NOTICE TO NCBA MEMBERS – BAR NEWS

2024 NCBA Committees

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

Save the Dates!

Friday, March 8—Blue Mountain Skiing and CLE Event

Thursday, March 14—Quarterly Association Meeting

Friday, March 22—Annual Reception for the Court

Tuesday, April 2—Past Presidents' Dinner

Thursday, April 11—Iron Pigs Game

Monday, May 13—Law Day

Thursday, May 16—Quarterly Association Meeting

I love deadlines. I like the whooshing sound they make as they fly by.
~ Douglas Adams

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**ALDRICH, THOMAS VIRGIL,** dec'd.

Late of Hanover Township, Northampton County, PA
 Executrix: Lee Ann Thompson 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

CARL, JOHN E., dec'd.

Late of Lower Saucon Township, Northampton County, PA
 Executrices: Kellie A. Sliker and Marybeth Lijo c/o Kristofer M. Metzger, Esquire, 6666 Passer Rd., Suite #3, Coopersburg, PA 18036-1258
 Attorney: Kristofer M. Metzger, Esquire, 6666 Passer Rd., Suite #3, Coopersburg, PA 18036-1258

DEMILIO, MICHAEL K., dec'd.

Late of Bethlehem, Northampton County, PA
 Administratrix: Ceara Nicole Demilio c/o Taylor R.D. Briggs, Esquire, Norris McLaughlin, P.A., 515 West Hamilton Street, Suite 502, Allentown, PA 18101
 Attorneys: Taylor R.D. Briggs, Esquire, Norris McLaughlin, P.A., 515 West Hamilton Street, Suite 502, Allentown, PA 18101

DRABIC, DAVID S., dec'd.

Late of Bethlehem, Northampton County, PA
 Executrix: Kristi Lynn Drake c/o Joseph P. Yannuzzi, Esquire, 211 W. Broad Street, Bethlehem, PA 18018-5517
 Attorney: Joseph P. Yannuzzi, Esquire, 211 W. Broad Street, Bethlehem, PA 18018-5517

FERENCHAK, MARY C., dec'd.

Late of Catasauqua, Northampton County, PA
 Co-Executors: Bernard Ferenchak and Deborah Ann Loch c/o Sally L. Schoffstall, Esquire, Schoffstall Elder Law, 2987 Corporate Court, Suite 200, Orefield, PA 18069
 Attorneys: Sally L. Schoffstall, Esquire, Schoffstall Elder Law, 2987 Corporate Court, Suite 200, Orefield, PA 18069

FOGLE, MARY LORETTA, dec'd.

Late of Northampton County, PA
 Executrix: Barbara J. Fogle c/o Geoffrey S. Worthington, Esquire, P.O. Box 536, Tannersville, PA 18372
 Attorney: Geoffrey S. Worthington, Esquire, P.O. Box 536, Tannersville, PA 18372

FREY, JACK C., dec'd.

Late of Bath Borough, Northampton County, PA

Executrices: Jill Karen Frey and Debra L. Kellner, 400 N. Lemacks St., Walterboro, SC 29488
Attorneys: Garth G. Hoyt, Esquire, McNeas Wallace & Nurick, LLC, 426 W. Lancaster Ave., #110, Devon, PA 19333

HIGGINS, DONALD R., dec'd.

Late of the Township of Plainfield, Northampton County, PA
Co-Executors: Melanie Ann Maldonado and Richard L. Gromes, II 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

KASPARIAN, KASPAR R., dec'd.

Late of the City of Northampton, Northampton County, PA
Executrix: Ann Colocino c/o Kylie J. Cloonan, Esquire, Crosson Richetti & Daigle, LLC, 609 W. Hamilton St., Suite 301, Allentown, PA 18101
Attorneys: Kylie J. Cloonan, Esquire, Crosson Richetti & Daigle, LLC, 609 W. Hamilton St., Suite 301, Allentown, PA 18101

McGROGAN, LEO J., JR., dec'd.

Late of Williams Township, Northampton County, PA
Co-Executrices: Kathleen McGrogan-Rush and Carol Lynne Ressler c/o Steven B. Molder, Esquire, 904 Lehigh St., Easton, PA 18042
Attorney: Steven B. Molder, Esquire, 904 Lehigh St., Easton, PA 18042

MOORE, WILLIAM BURNS, dec'd.

Late of Easton, Northampton County, PA

Executrix: Dorothy Burton Moore c/o Michael A. Santanasto, Esquire, Santanasto Law, 210 E. Broad St., Bethlehem, PA 18018
Attorneys: Michael A. Santanasto, Esquire, Santanasto Law, 210 E. Broad St., Bethlehem, PA 18018

ORLICK, HAROLD, dec'd.

Late of 526 Wood Street, Bethlehem, Northampton County, PA
Co-Personal Representatives: Amy McPherson Rabenold and Debra L. Bordfeld a/k/a Debra Lynn Bordfeld c/o Stuart T. Shmookler, Esquire, 33 South Seventh Street, P.O. Box 4060, Allentown, PA 18105
Attorney: Stuart T. Shmookler, Esquire, 33 South Seventh Street, P.O. Box 4060, Allentown, PA 18105

RIPLEY, ROBERT L., dec'd.

Late of Easton, Northampton County, PA
Executrix: Alice M. Alessio c/o Gardner Law Office, 740 Main Street, Bethlehem, PA 18018
Attorneys: Gardner Law Office, 740 Main Street, Bethlehem, PA 18018

VARCADIPANE, FRANK JOHN, dec'd.

Late of the Township of Lower Mt. Bethel, Northampton County, PA
Executrix: Arlene Patricia Tishuk
Attorneys: Alan B. McFall, Esquire, McFall Law, LLC, 31 West First Street, Suite J, Wind Gap, PA 18091

YONKELOWITZ, FRANCES, dec'd.

Late of the Township of Palmer, Northampton County, PA

Executrix: Susan R. Schweitzer
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

SECOND PUBLICATION

BEAVER, MARY D., dec'd.

Late of Nazareth Borough, North-
ampton County, PA

Co-Executors: Diane C. Kresh
and Kenneth E. Beaver c/o
Timothy J. Duckworth, Jr.,
Esquire, Mosebach, Funt,
Dayton & Duckworth, P.C., 2045
Westgate Drive, Suite 404,
Bethlehem, PA 18017

Attorneys: Timothy J.
Duckworth, Jr., Esquire,
Mosebach, Funt, Dayton &
Duckworth, P.C., 2045 Westgate
Drive, Suite 404, Bethlehem, PA
18017

EDWARDS, HARRY, JR. a/k/a

HARRY EDWARDS, dec'd.

Late of Bethlehem, Northampton
County, PA

The Harry Edwards Trust dated
6/28/1999

Trustee: David B. Edwards c/o
Paul S. Frank, Esquire, King
Spry Herman Freund & Faul,
LLC, One West Broad Street,
Suite 700, Bethlehem, PA 18018
Attorneys: Paul S. Frank,
Esquire, King Spry Herman
Freund & Faul, LLC, One West
Broad Street, Suite 700,
Bethlehem, PA 18018

EICHLIN, HELEN JANE, dec'd.

Late of the Township of
Washington, Northampton
County, PA

Co-Executrices: Amy Lynn
Smith and Holly Ann Courter

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

ELBIN, MARY HELEN, dec'd.

Late of Easton, Northampton
County, PA

Executrix: Wendy Helen Elbin
Attorneys: Santanasto Law, 210
E. Broad Street, Bethlehem, PA
18018

FARINA, JAMES V., dec'd.

Late of Hanover Twp., North-
ampton County, PA

Executor: James Farina c/o
John N. Schaeffer, Esquire,
Eastburn and Gray, PC, 60 East
Court Street, P.O. Box 1389,
Doylestown, PA 18901-0137

Attorneys: John N. Schaeffer,
Esquire, Eastburn and Gray, PC,
60 East Court Street, P.O. Box
1389, Doylestown, PA 18901-
0137

FISK, WILLIAM HENRY, III, dec'd.

Late of the Borough of Wilson,
Northampton County, PA

Co-Executors: William Henry
Fisk, 4th a/k/a William Henry
Fisk, IV and Barbara Ann
Scattene 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

GRIFFIN, LOIS M., dec'd.

Late of Wilson Borough, North-
ampton County, PA

Co-Executrices: Linda Mae
Griffin and Donna K. Griffin-
Suter c/o Barbara Rush Renkert,
Esquire, 2120 Northampton
Street, Easton, PA 18042

Attorney: Barbara Rush Renkert,
Esquire, 2120 Northampton
Street, Easton, PA 18042

MELESKI, PATRICIA V., dec'd.

Late of Northampton, Northampton County, PA
Executor: William Bernard Novakowski, Jr. c/o Jeffrey F. Hussar, Esquire, 946 Third Street, Whitehall, PA 18052
Attorney: Jeffrey F. Hussar, Esquire, 946 Third Street, Whitehall, PA 18052

NOURSE, ANNE C., dec'd.

Late of the Township of Forks, Northampton County, PA
Executor: Robert L. Nourse 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

PETROSKY, ROBERT F., dec'd.

Late of 718 Locust Street, Catasauqua, Northampton County, PA
Executrix: Donna Petrosky c/o Amy J. Miller, Esquire, Miller Thielen, P.C., 101 S. Richmond St., Ste. B, Fleetwood, PA 19522
Attorneys: Amy J. Miller, Esquire, Miller Thielen, P.C., 101 S. Richmond St., Ste. B, Fleetwood, PA 19522

RYMER, JOANN CARMELLA, dec'd.

Late of the Township of Bethlehem, Northampton County, PA
Executrix: Toni M. Petty c/o Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045
Attorneys: Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045

SERFASS, MARY JANE, dec'd.

Late of the Township of Hanover, Northampton County, PA
Executor: David Wilson Serfass c/o Kevin Frank Danyi, Esquire, Danyi Law, P.C., 133 East Broad Street, Bethlehem, PA 18018
Attorneys: Kevin Frank Danyi, Esquire, Danyi Law, P.C., 133 East Broad Street, Bethlehem, PA 18018

STAUFFER, AGNES, dec'd.

Late of the City of Bethlehem, Northampton County, PA
Co-Executors: David Andrew Stauffer and Mary C. Hanner 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

WARNER, CYNTHIA L., dec'd.

Late of the Township of Bethlehem, Northampton County, PA
Co-Administrators: Christopher T. Warner and Nicholas Stephen Warner 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

WOODBURN, JOHN MICHAEL, dec'd.

Late of Bethlehem Twp., Northampton County, PA
Administrators: Gail M. Woodburn and John C. Woodburn c/o Paul A. Lauricella, Esquire, Feldman Shepherd Wohlgelernter Tanner Weinstock Dodig LLP, 1845 Walnut St., 21st Fl., Philadelphia, PA 19103

Attorneys: Paul A. Lauricella, Esquire, Feldman Shepherd Wohlgelemer Tanner Weinstock Dodig LLP, 1845 Walnut St., 21st Fl., Philadelphia, PA 19103

THIRD PUBLICATION

BACHMAN, CARL E. a/k/a CARL E. BACHMAN, SR., dec'd.

Late of Walnutport, Northampton County, PA

Executors: Carl E. Bachman, Jr. and Jeffrey L. Bachman c/o Stephen A. Strack, Esquire, Steckel and Stopp LLC, 125 S. Walnut Street, Suite 210, Slatington, PA 18080

Attorneys: Stephen A. Strack, Esquire, Steckel and Stopp LLC, 125 S. Walnut Street, Suite 210, Slatington, PA 18080

BEALER, GAIL EILEEN, dec'd.

Late of Bethlehem, Northampton County, PA

Executrix: Christine Ann Wald c/o Gardner Law Office, 740 Main Street, Bethlehem, PA 18018

Attorneys: Gardner Law Office, 740 Main Street, Bethlehem, PA 18018

CALANTONI, VICTORIA L., dec'd.

Late of Palmer Township, Northampton County, PA

Executors: Brian T. Regan and Santino Calantoni 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

DAY, ROY JAMES, dec'd.

Late of Forks Township, Northampton County, PA

Personal Representative: Betsy Anne Day a/k/a Betsy Anne Hildebrant c/o Paul S. Frank, Esquire, King Spry Herman Freund & Faul LLC, One West Broad Street, Suite 700, Bethlehem, PA 18018

Attorneys: Paul S. Frank, Esquire, King Spry Herman Freund & Faul LLC, One West Broad Street, Suite 700, Bethlehem, PA 18018

DIEFENDERFER, ETHEL JOAN a / k / a E T H E L M . DIEFENDERFER, dec'd.

Late of Palmer Township, Northampton County, PA

Executors: Mark Alan Diefenderfer, 930 Tahoe Blvd., Ste. 802, PMB 819, Incline Village, NV 89451 and Stephen Eric Diefenderfer, 465 W. 23rd St., Apt. 2-C, New York, NY 10011

Attorneys: Charles J. Phillips, Esquire, Barley Snyder LLP, 2755 Century Blvd., Wyomissing, PA 19610

GROSS, CHARLOTTE ANN, dec'd.

Late of the Township of Bethlehem, Northampton County, PA

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

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

HEATER, ALAN W., dec'd.

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

Executrix: Michelle Lipyanic c/o Lisa M. Spitale, Esquire, Spitale Vargo Madsen & Blair, 680 Wolf Avenue, Easton, PA 18042

Attorneys: Lisa M. Spitale, Esquire, Spitale Vargo Madsen & Blair, 680 Wolf Avenue, Easton, PA 18042

JONES, DONALD H., dec'd.

Late of the Borough of Penn Argyl, Northampton County, PA
 Executrix: Karen D. Olchvary a/k/a Karen D. Jones c/o Timothy B. Fisher, II, Esquire, Fisher & Fisher Law Offices, P.O. Box 396, Gouldsboro, PA 18424
 Attorneys: Timothy B. Fisher, II, Esquire, Fisher & Fisher Law Offices, P.O. Box 396, Gouldsboro, PA 18424

KNEEBONE, JEAN A., dec'd.

Late of the Township of Lower Mount Bethel, Northampton County, PA
 Executor: Wilson David Kneebone c/o Keene Jabbour, Esquire, 701 Washington Street, Easton, PA 18042
 Attorney: Keene Jabbour, Esquire, 701 Washington Street, Easton, PA 18042

McCAFFREY, MICHELE H., dec'd.

Late of the Township of Palmer, Northampton County, PA
 Executrix: Cynthia Whitney c/o Carla J. Thomas, Esquire, 716 Washington St., Easton, PA 18042
 Attorney: Carla J. Thomas, Esquire, 716 Washington St., Easton, PA 18042

MONCALEANO, GLADYS, dec'd.

Late of Palmer Township, Northampton County, PA
 Administratrix: Sandra Tsiounis Attorney: Vivian I. Zumas, Esquire, 742 Main Street, Bethlehem, PA 18018

REMALEY, ROBERT C., dec'd.

Late of the Township of Bushkill, Northampton County, PA

Executrix: LouAnn Wallace 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

RONDEEL, AIMEE SONJA, dec'd.

Late of 500 Washington Street, Easton, Northampton County, PA
 Administratrix: Wendy J. Ashby, Esquire
 Attorneys: Ashby Law Offices, LLC, 314 West Broad Street, Suite 118, Quakertown, PA 18951

SORTINO, ROSEMARIE, dec'd.

Late of the City of Easton, Northampton County, PA
 Executrix: Catherine Mowad a/k/a Caterina Mowad 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

TROXELL, CHRISTINA ROSE, dec'd.

Late of Easton, Northampton County, PA
 Executor: Jeffrey Edwin Troxell
 Attorney: David E. Schwager, Esquire, 183 Market Street, Suite 100, Kingston, PA 18704-5444

FICTITIOUS NAME

REGISTRATION NOTICE

NOTICE IS HEREBY GIVEN that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on December 29, 2023, for:

YOUR MOTHERS CLOSET

with a principal place of business located at: 910 Linden St., Bethlehem, PA 18018 in Northampton County. The individual interested in this business is: Zoe Baldwin, also located at 910 Linden St., Bethlehem, PA 18018. This is filed in compliance with 54 Pa. C.S. 311.

Feb. 29

NOTICE OF APPLICATION FOR PRIVATE DETECTIVE LICENSE

NOTICE IS HEREBY GIVEN that the Petition of Scott E. Miller was filed in the Northampton County Criminal Division at Docket No. MD-164-2024, seeking the approval of a Private Detective License pursuant to the Private Detective Act of 1953, 22 Pa. C.S.A. The Court has fixed March 13, 2024 at 9:00 a.m. in Courtroom #1 at the Northampton County Courthouse, 669 Washington Street, Easton, PA 18042 as the date for hearing the Petition. All persons interested in the petition may appear and show cause, if any they have, why the prayer of the Petition should not be granted.

Feb. 29; Mar. 7

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

COMPLAINT IN CIVIL ACTION
BONNIE ORTIZ

Plaintiff

vs.

QUANG VO

Defendant

FILE NO.: C-48-CV-2023-07597

NOTICE

TO: QUANG VO

NATURE OF THE ACTION: Personal Injury Motor Vehicle Action.

If you wish to defend, you must enter a written appearance personally or by attorney and file your

defenses or objection in writing with the Court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

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

NORTHAMPTON COUNTY BAR ASSOCIATION
LAWYER REFERRAL AND INFORMATION SERVICE
P.O. Box 4733
Easton, PA 18043-4733
(610) 258-6333

Feb. 29

SHERIFF'S SALE OF VALUABLE REAL ESTATE

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on MARCH 8, 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-2018-04528

FULTON BANK, N.A.

vs.

BUSHKILL PRESERVE, LLC,
STONE GATE REAL ESTATE, LLC**Property Address:**3800 Kesslersville Road, Easton,
PA 18040**UPI/Tax Parcel Number:**

J9/13/7/0311

ALL THAT CERTAIN message and tract of land situate in Forks Township, Northampton County, Pennsylvania, and shown as Lot #1 on a Preliminary / Final Minor Subdivision Plan of the Milford Land Co., LLP, dated January 20, 2005, prepared by LB&W Engineering, Inc.

THEREON BEING a mobile home park containing concrete pads for 49 modular homes.

Property Address:Kesslersville Road, Easton, PA
18040**UPI/Tax Parcel Number:**

J9/13/7D/0311

THEREON BEING vacant land.

TITLE TO BOTH PARCELS is vested in Bushkill Preserve, LLC, by deed from Milford Land Company, LLP, said deed recorded on October 30, 2006, in the Northampton County Recorder of Deeds office in Book 2006-1 at page 449975.

No. C-48-CV-2021-08023U.S. BANK TRUST NATIONAL
ASSOCIATION ET AL.

vs.

AGOSTINO MATTEO, YIN MATTEO
a/k/a YIN WANG**Property Address:**1021 Greenleaf Street, Easton, PA
18040**UPI/Tax Parcel Number:**

K9SW2/27/11/0311

ALL THAT CERTAIN tract or parcel of land, with improvements thereon, situated in Forks Township,

Northampton County, Pennsylvania, and known as Lot No. 50-K as shown on the Plan of Greenleaf Estates Phase II, recorded in Map Book 1997-5 at pages 311-313.

TITLE TO SAID PREMISES is vested in Agostino Matteo and Yin Wang, as joint tenants with the right of survivorship, by deed from Forks Land Association, Inc., said deed recorded on December 21, 2001, in the Northampton County Recorder of Deeds office in Book 2001-1 at page 276654.

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

No. C-48-CV-2022-02086FREEDOM MORTGAGE
CORPORATION

vs.

THERESA COLE, ADMINISTRATOR
OF THE ESTATE OF RAYMOND
COLE, SR., DECEASED**Property Address:**589 Slateford Road, Mount Bethel,
PA 18343**UPI/Tax Parcel Number:**

B11NE1/7/4/0131

ALL THAT CERTAIN message, tenement and lot of land situate in Slateford Village, Upper Mount Bethel Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Raymond Cole, sole owner, by deed from Diana Ford f/k/a Diana Angione, said deed recorded on August 6, 2020, in the Northampton County Recorder of Deeds Office in Book 2020-1 at page 182417.

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

No. C-48-CV-2022-04992

FREEDOM MORTGAGE
CORPORATION

vs.

BRENT FULIN

Property Address:

622 Moyer Avenue, Pen Argyl, PA
18072-1113

UPI/Tax Parcel Number:

D8SE3D/6/5/0625

ALL THAT CERTAIN lot, tract, piece or parcel of land situate in Pen Argyl Borough, Northampton County, Pennsylvania, designated as Lots No. 16 and 17 on a plan of lots made for W. S. Hazen and Son by H. C. Dilliard Engineer.

TITLE TO SAID PREMISES is vested in Brent Fulin by deed from Terry Corbett and Dawn Corbett, husband and wife, said deed recorded on November 30, 2018, in the Northampton County Recorder of Deeds Office in Book 2018-1 at page 255341.

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

No. C-48-CV-2022-06299 (CIVIL)

SANTANDER BANK, N.A.

vs.

ROBERT W. PINARD,
ADMINISTRATOR OF THE ESTATE
OF MADELINE RIGELON,
CHRISTOPHER RIGELON, KNOWN
HEIR TO THE ESTATE OF
MADELINE RIGELON, UNKNOWN
HEIRS OF THE ESTATE OF
MADELINE RIGELON

Property Address:

523 High Street, Easton, PA
18045-5404

UPI/Tax Parcel Number:

J8SE3B/17/3/0430

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

TITLE TO SAID PREMISES is vested in Madeline Rigelon by deed from Victoria A. Nave and Harley B. Brown, Jr., Agents for Alberta A. Brown, said deed recorded on May 22, 2008, in the Northampton County Recorder of Deeds office in Book 2008-1 at page 152579.

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

No. C-48-CV-2022-08900

PMIT REI 2021-A, LLC

vs.

WEBSTER J. UZZLE,
UNITED STATES OF AMERICA

Property Address:

1819 Chianti Place, Easton, PA
18045

UPI/Tax Parcel Number:

N8/23/9/0205

ALL THAT CERTAIN piece, parcel or tract of land situate in Bethlehem Township, Northampton County, Pennsylvania, shown as Lot #49 on the Lot Line Adjustment Plan, Lots #49 and #50, of the Vineyard at Wagner Farms, Phase 1, recorded in Map Book 1998-5 at page 18.

TITLE TO SAID PREMISES is vested in Webster J. Uzzle by deed from Robert W. Lawlor and Stefanie M. Lawlor, husband and wife, said deed recorded on August 31, 2004, in the Northampton County Recorder of Deeds office in Book 2004-1 at page 341390.

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

No. C-48-CV-2022-09018

NEWREZ, LLC d/b/a SHELLPOINT
MORTGAGE SERVICING

vs.

ADRIANNA EVA MILLIN RIVERA,
AS ADMINISTRATRIX OF THE
ESTATE OF MAUREEN M. RIVERA,
DECEASED, THE UNITED STATES
OF AMERICA

Property Address:

111 North 10 Street, Easton, PA
18042

UPI/Tax Parcel Number:

L9SE1A/12/8/0310

ALL THAT CERTAIN lot or piece of
land located in Easton City,
Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is
vested in Maureen M. Rivera by deed
from Earl William Keyser, Executor
of the Estate of Winifred M. Keyser,
deceased, said deed recorded on
January 3, 2001, in the Northampton
County Recorder of Deeds office in
Book 2001-1 at page 001063.

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

No. C-48-CV-2023-00355

SANTANDER BANK, N.A.

vs.

PATRICIA A. MANOS

Property Address:

2801 Eldridge Avenue, Easton, PA
18045

UPI/Tax Parcel Number:

L8NE4/3/10A-1/0324

ALL THAT CERTAIN lot or parcel
of land situate in Palmer Township,
Northampton County, Pennsylvania,
and shown on the recorded plot plan
of the subdivision of land of Anna Mae
Corriere.

TITLE TO SAID PREMISES is
vested in Joseph A. Manos and
Patricia A. Manos, husband and wife,
by deed from Barbara M. McCullen,
said deed recorded on April 26, 2006,
in the Northampton County Recorder
of Deeds office in Book 2006-1 at page

163839. And the said Joseph A.
Manos passed away on or about
March 20, 2019, thereby vesting title
solely unto Patricia A. Manos.

THEREON BEING ERECTED a
shed with aluminum siding and
shingle roof.

No. C-48-CV-2023-00501

FREEDOM MORTGAGE
CORPORATION

vs.

SHADIA M. GUZMAN

Property Address:

211 South 17th Street, Easton, PA
18042

UPI/Tax Parcel Number:

L9SW2D/25/11A/0837

ALL THAT CERTAIN piece of land
situate in Wilson Borough, Northamp-
ton County, Pennsylvania, compris-
ing the southern portion of Lot No.
847 on a certain map of "The Fairview
Park Association" entered of record
on May 19, 1899, in Map Book 2 at
page 64.

TITLE TO SAID PREMISES is
vested in Shadia M. Guzman by deed
from James Dutt and Constance
Farmer, said deed recorded on May
1, 2018, in the Northampton County
Recorder of Deeds Office in Book
2018-1 at page 083223.

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

No. C-48-CV-2023-00932

BANK OF AMERICA, N.A.

vs.

JOSEPH J. PETRISKO,

LOUISE A. PETRISKO

Property Address:

403 Manor Drive, Nazareth, PA
18064

UPI/Tax Parcel Number:

L7/5/16-2/0418

ALL THAT CERTAIN lot or parcel of land situate on the westerly side of Manor Drive in Lower Nazareth Township, Northampton County, Pennsylvania, and indicated as Lot 22 on the Subdivision Plan of Newburg Manor by Fishburn Realty, recorded in Plan Book 34 at page 39.

TITLE TO SAID PREMISES is vested in Joseph J. Petrisko and Louise A. Petrisko, husband and wife, by deed from Stephen T. Demshock and Germaine Demshock, his wife, said deed recorded on November 5, 1975, in the Northampton County Recorder of Deeds Office in Book 529 at page 139.

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

No. C-48-CV-2023-00977

SPECIALIZED LOAN
SERVICING, LLC

vs.

KURT K. HUNSICKER

Property Address:

1570 South Delaware Drive,
Easton, PA 18042

UPI/Tax Parcel Number:

N10NW1/4/8/0836

ALL THAT CERTAIN lot or piece of ground, with the improvements erected thereon, situated in Williams Township, Northampton County, Pennsylvania, and designated as Lot No. 26 on the Plan of Brown Terrace, which Plan is recorded in Map Book 9 at page 131.

TITLE TO SAID PREMISES is vested in Kurt K. Hunsicker, unmarried, as sole owner, by deed from Kris K. Hunsicker, Executor of the Estate of Carol M. Flynn, said deed recorded on January 24, 2019, in the Northampton County Recorder of Deeds Office in Book 2019-1 at page 014055.

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

No. C-48-CV-2023-01870

WELLS FARGO BANK, N.A.

vs.

LEO MURSKY, AS BELIEVED
EXECUTOR OF THE ESTATE OF
ROBERT P. DUE a/k/a ROBERT
DUE, UNKNOWN HEIRS AND/OR
ADMINISTRATORS TO THE
ESTATE OF ROBERT P. DUE
a/k/a ROBERT DUE

Property Address:

375 West Lincoln Street, Easton,
PA 18042

UPI/Tax Parcel Number:

L9SE3D/28/23/0310

ALL THAT CERTAIN tract of land, with improvements thereon erected, situate on the north side of West Lincoln Street in Easton City, Northampton County, Pennsylvania, being the eastern fifteen (15) feet of Lot No. 57 and all of Lot No. 56 as laid out on the "Ott Farm" by Peter Brady for Charles Seitz and Frederick Seitz in December, 1891, recorded in Map Book 1 at page 24.

TITLE TO SAID PREMISES is vested in Robert Due by deed from Carol Ann Cornish, through her attorney-in-fact Leo Mursky, said deed recorded on February 18, 1998, in the Northampton County Recorder of Deeds office in Book 1998-1 at page 017518.

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

No. C-48-CV-2023-02832

WELLS FARGO BANK, N.A.

vs.

MICHAEL T. FRAME, DECEASED,
UNKNOWN HEIRS AND/OR
ADMINISTRATORS TO THE
ESTATE OF MICHAEL T. FRAME

Property Address:

161 Main Street, Hellertown, PA 18055

UPI/Tax Parcel Number:

Q7SW3D/3/19/0715

ALL THAT CERTAIN lot of ground situated in Hellertown Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Michael T. Frame by deed from John E. Kerner and Cara A. Moyer Kerner a/k/a Cora A. Kerner, husband and wife, said deed recorded on September 7, 1994, in the Northampton County Recorder of Deeds office in Book 1994-6 at page 071746.

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

No. C-48-CV-2023-03029

U.S. BANK NATIONAL ASSOCIATION

vs.

JOSEPH ANDREW MICHAEL, ADMINISTRATOR OF THE ESTATE OF MARY ELLEN EVANS, DECEASED, MATTHEW JAMES MICHAEL, ADMINISTRATOR OF THE ESTATE OF MARY ELLEN EVANS, DECEASED, AMANDA RUCH, KNOWN HEIR OF THE ESTATE OF MARY ELLEN EVANS, DECEASED, WILLIAM MICHAEL, KNOWN HEIR OF THE ESTATE OF MARY ELLEN EVANS, DECEASED, ESTATE OF JEAN MARIE MICHAEL, KNOWN HEIR OF THE ESTATE OF MARY ELLEN EVANS, DECEASED, KNOWN AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, REPRESENTATIVES, DEVISEES AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER THE ESTATE OF JEAN MARIE MICHAEL, DECEASED

Property Address:

1433 Deer Path Drive, Walnutport, PA 18088

UPI/Tax Parcel Number:

G3SW4/1/2/0516

ALL THAT CERTAIN piece, parcel or tract of land on the west side of Deer Path Drive situate in Lehigh Township, Northampton County, Pennsylvania, and shown on a map or plan of the Development of "Mountain Acres" recorded in December, 1962, in Plan Book 17 at page 36, more fully bounded and described in accordance with a survey in March, 1969, by George W. Knehr, registered professional surveyor.

TITLE TO SAID PREMISES is vested in Thomas M. Evans and Mary E. Evans, his wife, by deed from Richard C. Becker and Naomi J. Becker, his wife, said deed recorded on May 16, 1969, in the Northampton County Recorder of Deeds office in Book 345 at page 160. The said Thomas M. Evans departed this life intestate on or about November 6, 2020. And the said Mary Ellen Evans departed this life intestate on or about December 24, 2020.

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

No. C-48-CV-2023-03128

PMIT REI 2021-A, LLC

vs.

NANCY OSES

Property Address:

804 Reynolds Street, Easton, PA 18042

UPI/Tax Parcel Number:

M9NE1B/24/16/0310

ALL THAT CERTAIN lot or piece of land situate in Easton City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Nancy Oses by deed from Joy M. Roberts, said deed recorded July 16, 2007, in the Northampton County Recorder of Deeds office in Book 2007-1 at page 259463.

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

No. C-48-CV-2023-03294

JUST PEACHY HOMES, LLC

vs.

NOIR PEARLZ HOLDINGS, LLC

Property Address:

963 Wyandotte Street, Bethlehem, PA 18015

UPI/Tax Parcel Number:

P6SW3C/7/11/0204

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

TITLE TO SAID PREMISES is vested in Noir Pearlz Holdings, LLC, by deed from Ray Figueroa, said deed recorded on October 27, 2022, in the Northampton County Recorder of Deeds office in Book 2022-1 at page 287752.

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

No. C-48-CV-2023-03534

WELLS FARGO BANK, N.A.

vs.

RICHARD J. MENEGUS,
DECEASED, UNKNOWN HEIRS
AND/OR ADMINISTRATORS TO
THE ESTATE OF

RICHARD J. MENEGUS

Property Address:

2800 Middletown Road,
Bethlehem, PA 18020

UPI/Tax Parcel Number:

N7NW3/15/1/0205

ALL THAT CERTAIN lot or piece of land, with the dwelling thereon erected, situate, lying and being in Bethlehem Township, Northampton County, Pennsylvania, and known on Plan of Lots of Bethlehem Annex, Tract B, as Lots Nos. 55, 56, 57 and 58.

TITLE TO SAID PREMISES is vested in Richard J. Menegus and Lillian K. Menegus, his wife, as tenants by the entirety, by deed from William Harvilla and Dorothy Harvilla, his wife, said deed recorded on October 2, 1972, in the Northampton County Recorder of Deeds office in Book 439 at page 61. The said Lillian K. Menegus died on January 12, 2012, and pursuant to the survivorship language in the above-mentioned deed, all her interests passed to Richard J. Menegus. And the said Richard J. Menegus died on December 23, 2021.

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

No. C-48-CV-2023-03777

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

vs.

JUSTIN GELLOCK a/k/a
JUSTIN D. GELLOCK

Property Address:

223 1/2 Clearfield Street, Free-
mansburg, PA 18017

UPI/Tax Parcel Number:

P7NW2A/3/40/0212

ALL THAT CERTAIN message, tenement and lot or piece of land situate on the easterly side of Clearfield Street in Freemansburg Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Justin D. Gellock by deed from Ronald D. Behm, Jr., single

man, said deed recorded on July 1, 2004, in the Northampton County Recorder of Deeds office in Book 2004-1 at page 255808.

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

No. C-48-CV-2023-03963

MIDFIRST BANK

vs.

BRIANA L. BEAHM, MICHAEL R. MATTES

Property Address:

208 Clearfield Street, Freemansburg, PA 18017

UPI/Tax Parcel Number:

P7NW2A/2/24/0212

ALL THAT CERTAIN message, tenement and piece of ground situate on the west side of Clearfield Street between Lincoln Street and Monroe Street in Freemansburg Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Briana L. Beahm and Michael R. Mattes, unmarried individuals who acquired title as tenants by the entirety, by deed from Dennis J. Ruiz and Cecelia J. Ruiz, husband and wife, said deed recorded on February 4, 2019, in the Northampton County Recorder of Deeds office in Book 2019-1 at page 020262.

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

No. C-48-CV-2023-04965

FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE ET AL.

vs.

EDRISEU S. FORBES a/k/a
EDRISEU FORBES

Property Address:

189 Washington Boulevard, Bangor, PA 18013

UPI/Tax Parcel Number:

E9SE1/2/3/0134

ALL THAT CERTAIN message, tenement, tract, parcel or piece of land lying and being in Washington Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Edriseu S. Forbes by deed from Shane A. Flyte and Shawnah A. Flyte, h/w, said deed recorded on February 23, 2006, in the Northampton County Recorder of Deeds Office in Book 2006-1 at page 075387.

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

No. C-48-CV-2023-05186

WELLS FARGO BANK, N.A.

vs.

CARLOS J. CRUZ-GOMEZ,
JESSIKA GONZALEZ

Property Address:

726 Pawnee Street, Bethlehem, PA 18015

UPI/Tax Parcel Number:

P6SW2C/15/10/0204

ALL THAT CERTAIN message or tenement and half of a double frame house situate on the west side of Pawnee Street, near Fiot Street, in Bethlehem City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Carlos J. Cruz-Gomez and Jessika Gonzalez, with rights of survivorship, by deed from Sonia Marrero, said deed recorded on July 31, 2008, in the Northampton County Recorder of Deeds office in Book 2008-1 at page 221411.

THEREON BEING ERECTED a two-story Colonial-style half-double residential dwelling with vinyl siding and slate 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

Feb. 15, 22, 29

The Law Firm of Peters, Moritz, Peischl, Zulick, Landes & Brienza, LLP
welcomes **Attorney Yekaterina “Kathy” Bacenet**
to our office, in the heart of downtown Nazareth



Peters
Moritz
Peischl
Zulick
Landes
& Brienza, LLP



Attorney Bacenet specializes in Estate Planning,
Estate Administration and Real Estate. She looks forward to
helping us continue to serve our clients in the greater Nazareth area

1 S. Main Street
Nazareth, PA 18064
(610) 759-1530

MARCH 2024

MON	TUE	WED	THU	FRI
				1 Juvenile Dependency
4 Civil (Non-Jury by Assignment)	5 Civil Juvenile (Non-Jury by Assignment)	6 Civil Misc. Hrngs. Final PFA Hrngs.	7 Arraignments Juvenile Dependency	8 Juvenile Dependency
11 DRS ARD/ Summaries	12 DRS Argument Juvenile	13 Misc. Hrngs. Final PFA Hrngs.	14 Civil Pre-Trs. Juvenile Dependency	15 Juvenile Dependency
18 Non-Jury	19 Non-Jury Juvenile	20 Non-Jury Final PFA Hrngs.	21 Arraignments Juvenile Dependency	22 Juvenile Dependency
25	26 Civil Call—Tr. Asbestos Pr-Trs. Juvenile	27 Misc. Hrngs. Final PFA Hrngs.	28 Juvenile Dependency O.C. Audit	29 Good Friday Holiday (Observed) NO COURT

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V
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R** **TO:**

PERIODICAL PUBLICATION

*** Dated Material. Do Not Delay. Please Deliver Before Monday, March 4, 2024**