



Northampton County Reporter

(USPS 395-280)

VOL. LXIII

EASTON, PA April 24, 2025

NO. 69

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NOTICE TO THE BAR...

**Quarterly Association Meeting –
Thursday, May 15, 2025 @ 5:00 p.m.**

Louise Moore Park

Register online:

<https://norcobar.org/product/ncba-quarterly-meeting-05-15-2025/>

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Northampton County Reporter

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

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Ralph J. Bellafatto, Esquire

Editor

NOTICE TO NCBA MEMBERS – BAR NEWS

Save the Dates

Quarterly Association Meeting – Thursday, May 15, 2025

Louise Moore Park, 5:00 p.m.

Register now:

<https://norcobar.org/product/ncba-quarterly-meeting-05-15-2025/>

Annual Summer Outing – Thursday, June 26, 2025.

Big changes this year. Stay tuned.

L.V. Iron Pigs game – Wednesday, August 6, 2025

Local LCL Meeting—Meets every second Thursday of the month by Zoom.

Meeting ID: 382 525 9090

Passcode: 12347

Anyone who wants further information may contact John V. at
(610) 509-4473.

One of the penalties for refusing to participate in politics is that you end up being governed by your inferiors. ~ Plato, Greek Philosopher

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**FIGUEROA, DEBORAH A.,** dec'd.

Late of the City of Bethlehem, Northampton County, PA

Administrator: Joseph Michael Figueroa c/o Robert V. Littner, Esquire, Littner & Littner Law Offices, PLLC, 512 North New Street, Bethlehem, PA 18018

Attorneys: Robert V. Littner, Esquire, Littner & Littner Law Offices, PLLC, 512 North New Street, Bethlehem, PA 18018

FIGUEROA, ISAIAS S., dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executor: Joseph Michael Figueroa c/o Robert V. Littner, Esquire, Littner & Littner Law Offices, PLLC, 512 North New Street, Bethlehem, PA 18018

Attorneys: Robert V. Littner, Esquire, Littner & Littner Law Offices, PLLC, 512 North New Street, Bethlehem, PA 18018

LUCIANI, ROBERT, dec'd.

Late of the Borough of Northampton, Northampton County, PA

Administratrix: Teresa C. Luciani, 538 E. 9th Street, Northampton, PA 18067

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

MALITSCH, ANNA M., dec'd.

Late of the Borough of Nazareth, Northampton County, PA

Executor: Louis Michael Malitsch 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

OBERMAN, BEVERLY J., dec'd.

Late of Northampton, Northampton County, PA

Executrix: Deborah L. Gemmel c/o Jeffrey F. Hussar, Esquire, 946 Third Street, Whitehall, PA 18052

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

PASSARO, JOSEPH JOHN, SR., dec'd.

Late of Nazareth, Northampton County, PA

Executor: Joseph John Passaro, Jr. 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

PIAZZA, NANCY JANE, dec'd.

Late of Martins Creek,
Northampton County, PA
Executrix: Tracy Ann Piazza c/o
Steven B. Molder, Esquire, 904
Lehigh St., Easton, PA 18042
Attorney: Steven B. Molder,
Esquire, 904 Lehigh St., Easton,
PA 18042

SUPECK, WAYNE S., dec'd.

Late of the City of Bethlehem,
Northampton County, PA
Administratrix: Sheri E. Helfrish
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

SECOND PUBLICATION**BEDICS, DOROTHY B.**, dec'd.

Late of Forks Township, North-
ampton County, PA
Co-Executors: Joseph S. Bedics,
Jr. and John P. Bedics c/o Lisa
A. Pereira, Esquire, Broughal &
DeVito, LLP, 38 West Market
Street, Bethlehem, PA 18018
Attorneys: Lisa A. Pereira,
Esquire, Broughal & DeVito,
LLP, 38 West Market Street,
Bethlehem, PA 18018

BRENDLER, STEPHEN H., dec'd.

Late of Borough of Hellertown,
Northampton County, PA
Executrix: Barbara Ann Brendler
Attorney: David M. Backenstoe,
Esquire, 148 Main Street,
Hellertown, PA 18055

COLE, PAUL C., dec'd.

Late of the Borough of Roseto,
Northampton County, PA

Co-Administrators: Michael Paul
Cole and Lori Ann Hitchens
Attorney: P. Christopher Cotturo,
Esquire, 75 Bangor Junction
Road, Bangor, PA 18013

FARKAS, MARGARET R., dec'd.

Late of Bethlehem, Northampton
County, PA
Administrator: Stephen Farkas
c/o Eric R. Strauss, Esquire,
Gross McGinley, LLP, 33 South
Seventh Street, P.O. Box 4060,
Allentown, PA 18105
Attorneys: Eric R. Strauss,
Esquire, Gross McGinley, LLP,
33 South Seventh Street, P.O.
Box 4060, Allentown, PA 18105

FOUST, JEAN F., dec'd.

Late of Bethlehem City, North-
ampton County, PA
Executrix: Linda F. Kalamar c/o
John N. Schaeffer, Esquire,
Eastburn & Gray, P.C., P.O. Box
1389, Doylestown, PA 18901-
0137
Attorneys: John N. Schaeffer,
Esquire, Eastburn & Gray, P.C.,
P.O. Box 1389, Doylestown, PA
18901-0137

HILL, ELEANOR B., dec'd.

Late of the Township of Washing-
ton, Northampton County, PA
Executors: Craig Robert Golden
and Clint Reed Golden
Attorney: David J. Ceraul,
Esquire, 22 Market Street, P.O.
Box 19, Bangor, PA 18013-0019

JANCI, EDWARD R., dec'd.

Late of Northampton, North-
ampton County, PA
Administrator: Robert J. Janci
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

JANCI, JOHN S., dec'd.

Late of Northampton, Northampton County, PA

Administrator: Robert J. Janci 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

LEAYMAN, DEAN W., dec'd.

Late of Bethlehem City, Northampton County, PA

Executor: Jesse Dean Leayman c/o John N. Schaffer, Esquire, Eastburn & Gray, P.C., P.O. Box 1389, Doylestown, PA 18901-0137

Attorneys: John N. Schaffer, Esquire, Eastburn & Gray, P.C., P.O. Box 1389, Doylestown, PA 18901-0137

MICHALGYK, JOHN M., dec'd.

Late of 2555 Rosewood Drive, Bethlehem, Northampton County, PA

Personal Representative: Danette C. Michalgyk c/o Catherine E. Sears, Esquire, McGinley, LLP, 33 S. 7th St., P.O. Box 4060, Allentown, PA 18105-4060

Attorneys: Catherine E. Sears, Esquire, Gross McGinley, LLP, 33 S. 7th St., P.O. Box 4060, Allentown, PA 18105-4060

MULLIKIN, CHAUNCEY, SR., dec'd.

Late of the Borough of Bath, Northampton County, PA

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

NAUMENKO, ROSALIE, dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executrix: Olga L. Dunigan, 126 Audrey Court, Stroudsburg, PA 18360

Attorney: Joseph P. McDonald, Jr., Esquire, 1651 West Main Street, Stroudsburg, PA 18360

POPIELARSKI, THOMAS S., dec'd.

Late of the Township of Easton, Northampton County, PA

Executor: Daniel T. Popielarski, 176 Alanita Drive, Tauton, MA 02780

Attorneys: Jeremy E. Yzeik, Esquire, Coughlin & Gerhart, LLP, 916 Church Street, Honesdale, PA 18431

RAYDEN, DOROTHY ANN, dec'd.

Late of the Borough of Northampton, Northampton County, PA

Executor: Kenneth C. Rayden, II c/o Vaughn A. Terrinoni, Esquire, 3976 Township Line Road, Bethlehem, PA 18020

Attorney: Vaughn A. Terrinoni, Esquire, 3976 Township Line Road, Bethlehem, PA 18020

RIVERA, WALESKA, dec'd.

Late of the City of Easton, Northampton County, PA

Administratrix: Ms. Shina E. Rivera c/o Robert A. Nitchkey, Jr., Esquire, 5 North 16th Street, Suite 4, Easton, PA 18042

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

STAHLER, MARYANN, dec'd.

Late of the City of Bethlehem, Northampton County, PA

Administrator: Gary Lee Stahler
c/o Nicole C. Manley, Esquire, E.
Kenneth Nyce Law Office LLC,
105 E. Philadelphia Ave.,
Boyertown, PA 19512
Attorneys: Nicole C. Manley,
Esquire, E. Kenneth Nyce Law
Office LLC, 105 E. Philadelphia
Ave., Boyertown, PA 19512

STEIBLE, DAVID LEE, dec'd.

Late of Easton, Northampton
County, PA
Executors: Joann Murray and
Kevin Steible
Attorney: Nancy G. Aaroe,
Esquire, 2568 Nazareth Road,
Easton, PA 18045

WERKHEISER, IRENE R., dec'd.

Late of the Township of Upper
Nazareth, Northampton County,
PA
Executrix: Candace Jane
Adamski c/o George N. Mouhlas,
Esquire, Vasiliadis Pappas
Associates LLC, 2551 Baglyos
Circle, Suite A-14, Bethlehem,
PA 18020
Attorneys: George N. Mouhlas,
Esquire, Vasiliadis Pappas
Associates LLC, 2551 Baglyos
Circle, Suite A-14, Bethlehem,
PA 18020

THIRD PUBLICATION

BELL, LUANNE, dec'd.

Late of 128 A Street, Bangor,
Northampton County, PA
Administrator: Willis Bell c/o
Nicholas J. McIntyre, Esquire,
410 Broad Street, McIntyre, PA
18337
Attorney: Nicholas J. McIntyre,
Esquire, 410 Broad Street,
McIntyre, PA 18337

BERGER, DIANA S., dec'd.

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

Administratrix: Tracy Lynn
Berger-Carmen, 502 Bauer Rd.,
Bath, PA 18014

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

BOWERSOX, TIMOTHY E., dec'd.

Late of the City of Bethlehem,
Northampton County, PA
Executrix: Terri L. Wilburn, 3
Kingswood Dr., Selinsgrove, PA
17870
Attorneys: Steven D. Brown,
Esquire, Spengler Brown Law
Offices, 110 East Main Street,
Bath, PA 18014

BROWN, BEATRICE M., dec'd.

Late of the Borough of Nazareth,
Northampton County, PA
Administrator: Timothy Richard
Brown c/o DiFelice Law, LLC,
240 South Main Street, Suite
1206, Nazareth, PA 18064
Attorneys: DiFelice Law, LLC,
240 South Main Street, Suite
1206, Nazareth, PA 18064

**BURKE, MARY LOU a/k/a MARY
LOUISE BURKE, dec'd.**

Late of Bethlehem Township,
Northampton County, PA
Executor: William Paul Burke,
Jr. 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

COOK, JAMIE ANN, dec'd.

Late of Palmer Township, North-
ampton County, PA
Administratrix: Amanda Lynn
Cook, 1438 Stones Crossing Rd.,
Easton, PA 18045

Attorneys: Jason R. Costanzo,
Esquire, ARM Lawyers, 115 E.
Broad Street, Bethlehem, PA
18018

DILLON, JOHN LLOYD, IV, dec'd.

Late of the City of Easton, North-
ampton County, PA

Executrix: Natalie Dillon Shield
c/o Robert V. Littner, Esquire,
Littner & Littner Law Offices,
PLLC, 512 North New Street,
Bethlehem, PA 18018

Attorneys: Robert V. Littner,
Esquire, Littner & Littner Law
Offices, PLLC, 512 North New
Street, Bethlehem, PA 18018

**DRAGO, CAROL J. a/k/a CAROL
C. DRAGO**, dec'd.

Late of Bushkill Township,
Northampton County, PA

Executor: Michael Richard
Drago c/o Vaughn A. Terrinoni,
Esquire, 3976 Township Line
Road, Bethlehem, PA 18020

Attorney: Vaughn A. Terrinoni,
Esquire, 3976 Township Line
Road, Bethlehem, PA 18020

FARALDO, BARBARA A., dec'd.

Late of the Borough of Bath,
Northampton County, PA

Administratrix: Christina
Johnson c/o Goudsouzian &
Associates, 2940 William Penn
Highway, Easton, PA 18045-
5227

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

**FOULK, JUDITH ANNE a/k/a
JUDITH F. FOULK**, dec'd.

Late of the Township of Moore,
Northampton County, PA

Executor: Brian R. Foulk c/o
DiFelice Law, LLC, 240 South
Main Street, Suite 1206,
Nazareth, PA 18064

Attorneys: DiFelice Law, LLC,
240 South Main Street, Suite
1206, Nazareth, PA 18064

HAHN, ALTHEA M., dec'd.

Late of the Township of Moore,
Northampton County, PA

Administrator: Randall S. Hahn,
2827 Dogwood Lane, Bath, PA
18014

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

KERECZ, CORINNE, dec'd.

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

Co-Executor: Joseph Vincent
D'Ambrosio and Michelle M. Meli
c/o Matthew J. Deschler,
Esquire, Shay, Santee, Kelhart
& Deschler LLC, Bethlehem, PA
18018

Attorneys: Matthew J. Deschler,
Esquire, Shay, Santee, Kelhart
& Deschler LLC, Bethlehem, PA
18018

LEHMAN, JOHN F., JR., dec'd.

Late of the City of Bethlehem,
Northampton County, PA

Executrix: Janet R. Lehman c/o
Ellen M. Kraft, Esquire, 4510
Bath Pike, Suite 201, Bethlehem,
PA 18017-8475

Attorney: Ellen M. Kraft, Esquire,
4510 Bath Pike, Suite 201,
Bethlehem, PA 18017-8475

LEHR, EVA R., dec'd.

Late of the City of Bethlehem,
Northampton County, PA

Executrix: Heidi M. Stonesifer
c/o Ellen M. Kraft, Esquire, 4510
Beth Pike, Suite 201, Bethlehem,
PA 18017-8475

Attorney: Ellen M. Kraft, Esquire,
4510 Beth Pike, Suite 201,
Bethlehem, PA 18017-8475

NODOLINE, JOAN C., dec'd.

Late of the City of Easton, North-
ampton County, PA

Executor: Gary K. Nodoline c/o
George K. Keenan, Esquire, 44
E. Broad Street, Suite 210,
Bethlehem, PA 18018

Attorney: George K. Keenan,
Esquire, 44 E. Broad Street,
Suite 210, Bethlehem, PA 18018

OPLINGER, PATRICIA A., dec'd.

Late of Northampton, North-
ampton County, PA

Executrix: Nancy A. Dejesus c/o
Keith W. Strohl, Esquire, Steckel
and Stopp LLC, 125 S. Walnut
Street, Suite 210, Slatington, PA
18080

Attorneys: Keith W. Strohl,
Esquire, Steckel and Stopp LLC,
125 S. Walnut Street, Suite 210,
Slatington, PA 18080

PETERS, WILLIAM ANTHONY, III,
dec'd.

Late of Lower Saucon Township,
Northampton County, PA

Personal Representative:
Jennifer Kerner Peters

Attorneys: Avery E. Smith,
Esquire, King Spry Herman
Freund & Faul LLC, One West
Broad Street, Suite 700,
Bethlehem, PA 18018

RICCA, PETER ANGELO, dec'd.

Late of the Township of Palmer,
Northampton County, PA

Administratrix: Rosa Digirolamo
c/o Daniel E. Cohen, Esquire,
Hof & Reid, LLC, 3101 Emrick
Blvd., Suite 205, Bethlehem, PA
18020

Attorneys: Daniel E. Cohen,
Esquire, Hof & Reid, LLC, 3101
Emrick Blvd., Suite 205,
Bethlehem, PA 18020

SILVIUS, KARIN A., dec'd.

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

Executor: Todd Dennis Silvius
c/o Robert A. Pinel, Esquire, Law
Offices of Robert A. Pinel, LLC,
1502 Center Street, Suite 201,
Bethlehem, PA 18018

Attorneys: Robert A. Pinel,
Esquire, Law Offices of Robert A.
Pinel, LLC, 1502 Center Street,
Suite 201, Bethlehem, PA 18018

ZANAKOS, NICHOLAS M., dec'd.

Late of the City of Bethlehem,
Northampton County, PA

Executor: George J. Andralis c/o
Stanley M. Vasiliadis, Esquire,
Vasiliadis Pappas Associates,
LLC, 2551 Baglyos Circle, Suite
A-14, Bethlehem, PA 18020

Attorneys: Stanley M. Vasiliadis,
Esquire, Vasiliadis Pappas
Associates, LLC, 2551 Baglyos
Circle, Suite A-14, Bethlehem,
PA 18020

ZVER, ERNEST JOSEPH, dec'd.

Late of the City of Bethlehem,
Northampton County, PA

Co-Executors: David Ernest Zver
and Lisa Jean Zver c/o Ellen M.
Kraft, Esquire, 4510 Beth Pike,
Suite 201, Bethlehem, PA 18017-
8475

Attorney: Ellen M. Kraft, Esquire,
4510 Beth Pike, Suite 201,
Bethlehem, PA 18017-8475

**NOTICE OF APPLICATION FOR
PRIVATE DETECTIVE LICENSE**

NOTICE IS HEREBY GIVEN that
the Petition of Michael Jonathon
Meggiolaro and Dark Shadows Private

Investigation LLC, was filed in the Northampton County Criminal Division at Docket No. MD-621-2024, 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 May 7th, 2025 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.

Apr. 17, 24

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

IN RE: TAKING IN EMINENT
DOMAIN OF CERTAIN PARCEL OF
REAL ESTATE BY THE
REDEVELOPMENT AUTHORITY
OF EASTON, PENNSYLVANIA,
KNOWN AS 748 WASHINGTON
STREET, LOCATED IN THE CITY
OF EASTON, NORTHAMPTON
COUNTY, PENNSYLVANIA

NO.: C-48-CV-2024-10837

Premises: 748 Washington Street.

Parcel ID No. L9SE1C-23-9-0310.

Condemnee: Unknown Heirs of
Margaret Jean Fowlks et al.

THE REDEVELOPMENT
AUTHORITY OF EASTON PENNSYL-
VANIA, OF 123 S. THIRD STREET,
EASTON, PENNSYLVANIA 18042
HAS FILED A DECLARATION OF
TAKING PURSUANT TO SECTION 9(i)
OF THE URBAN REDEVELOPMENT
LAW ON NOVEMBER 7, 2024
SEEKING TO OBTAIN TITLE TO THE
PROPERTY LOCATED AT 748 WASH-
INGTON STREET IN THE CITY OF

EASTON, NORTHAMPTON COUNTY,
PENNSYLVANIA, BY THE EXERCISE
OF EMINENT DOMAIN AS AUTHO-
RIZED BY RESO. NO. 2024-1 FOR
BLIGHT REMEDIATION AND
SERVES THIS NOTICE ON THE
UNKNOWN HERIS OF MARGARET
JEAN FOWLKS, WILLIAM BAKER,
JAMES THOMPSON, AND THE
UNKNOWN HEIRS OF KELLY
MCFADDEN.

IF YOU WISH TO DEFEND, YOU
MUST ENTER A WRITTEN APPEAR-
ANCE PERSONALLY OR BY
ATTORNEY AND FILE YOUR
DEFENSES OR OBJECTIONS IN
WRITING WITH THE COURT. YOU
ARE WARNED THAT IF YOU FAIL TO
DO SO THE CASE MAY PROCEED
WITHOUT YOU AND A JUDGMENT
MAY BE ENTERED AGAINST YOU
WITHOUT FURTHER NOTICE FOR
THE RELIEF REQUESTED BY THE
CONDEMNOR. JUST COMPENSA-
TION IS SECURED BY BOND OF
THE REDEVELOPMENT
AUTHORITY. 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, WHICH CAN
PROVIDE YOU WITH INFORMATION
ABOUT HIRING A LAWYER. IF YOU
CANNOT AFFORD TO HIRE A
LAWYER THIS OFFICE MAY BE
ABLE TO PROVIDE YOU WITH
INFORMATION ABOUT AGENCIES
THAT MAY OFFER LEGAL SERVICES
TO ELIGIBLE PERSONS AT A
REDUCED FEE OR NO FEE

LAWYER REFERRAL SERVICE

P.O. Box 4733

Easton, PA 18042

T: (610) 258-6333

WILLIAM D. OETINGER,
SOLICITOR
EASTON REDEVELOPMENT
AUTHORITY
Apr. 24

NOTICE

NOTICE that the Board of Nazareth Borough Municipal Authority (the "Authority"), a Pennsylvania municipality authority having its registered office at 872 Tatamy Road, Nazareth, Pennsylvania 18064, adopted a resolution proposing an amendment to its Articles of Incorporation ("Articles"), which was approved by resolution of the Council of the Borough of Nazareth, in Northampton County, Pennsylvania. The Authority intends to file an amendment to the Articles with the Secretary of the Commonwealth of Pennsylvania on or after May 1, 2025, under the Pennsylvania Municipality Authorities Act. The amendment would add the following paragraph:

"9. The Authority shall have the purpose and powers conferred to it by the Municipality Authorities Act 53 Pa. C. S. Ch. 56, as the same may be amended and supplemented, to undertake the planning, management and implementation of storm water systems, the ability to acquire, hold, construct, improve, maintain, operate, own and lease, either in the capacity of lessor or lessee storm water systems or parts thereof, and the power to fix, alter, charge and collect rates and other charges related thereto."

BY ORDER OF THE BOARD OF
NAZARETH BOROUGH
MUNICIPAL AUTHORITY

Apr. 24

SHERIFF'S SALE OF VALUABLE REAL ESTATE

The following real estate will be sold by the Sheriff of Northamp-

ton County, Pennsylvania, on MAY 9, 2025, 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-2014-00296
(#24 MAY/2025)

NORTHAMPTON AREA
SCHOOL DISTRICT

vs.

CYNTHIA TRANSUE

Property Address:

1178 West Stateside Drive,
Danielsville, PA 18038

UPI/Tax Parcel Number:

H3/13/7C/0516

ALL THAT CERTAIN messuage, tenement and lot or piece of ground situate in Lehigh Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Cynthia Transue by deed from David Gogel, said deed recorded on October 1, 2010, in the Northampton County Recorder of Deeds office in Book 2010-1 at page 197893.

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

No. C-48-CV-2016-09703
(#22 MAY/2025)

NORTHAMPTON AREA SCHOOL
DISTRICT

vs.

CHRISTOPHER J. WEISS

Property Address:

4240 Lehigh Drive, Walnutport,
PA 18088

UPI/Tax Parcel Number:

J3/10/8A/0516

ALL THAT CERTAIN lot and tenement situated in Lehigh Township, Northampton County, Pennsylvania, bounded and described according to a survey dated September 20, 1966, by David W. Dotter, P.E.

TITLE TO SAID PREMISES is vested in Edward C. Weiss and Christopher J. Weiss by deed from Thomas L. Kemmerer and Roberta Kemmerer, said deed recorded on June 4, 2010, in the Northampton County Recorder of Deeds office in Book 2010-1 at page 108086. The said Edward C. Weiss departed this life on September 12, 2015, whereby title became vested solely in Christopher J. Weiss.

THEREON BEING ERECTED a commercial two-car auto garage/body shop with block exterior and flat roof.

No. C-48-CV-2020-05019**(#27 MAY/2025)**

NORTHAMPTON AREA SCHOOL
DISTRICT

vs.

ANGEL L. CORREA, JR.

Property Address:

710 Main Street, Northampton, PA
18067

UPI/Tax Parcel Number:

M4NW3B/2/31/0522

ALL THAT CERTAIN lot or piece of ground, with the frame dwelling thereon, situate in the Third Ward of Northampton Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Angel L. Correa, Jr., by deed from Kevin L. Schaffer, said deed recorded on December 9, 2016, in the

Northampton County Recorder of Deeds office in Book 2016-1 at page 268882.

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

No. C-48-CV-2021-00316**(#26 MAY/2025)**

NORTHAMPTON AREA SCHOOL
DISTRICT

vs.

MICHAEL T. MCKEEVER

Property Address:

702 Main Street, Northampton, PA
18067

UPI/Tax Parcel Number:

M4NW3B/2/32/0522

ALL THAT CERTAIN messuage or tenement and lot or piece of ground situate on the west side of Main Street in the Third Ward of Northampton Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Michael T. McKeever by deed recorded on January 9, 2017, in the Northampton County Recorder of Deeds office in Book 2017-1 at page 004949.

THEREON BEING ERECTED a two-story commercial restaurant/bar with combination aluminum siding/faux stone exterior and shingle roof.

No. C-48-CV-2022-05887**(#10 MAY/2025)**

TOWNSHIP OF PALMER

vs.

JOSEPH P. D'IMPERIO,

MARGARET M. D'IMPERIO

Property Address:

2327 Park Avenue, Easton, PA
18045

UPI/Tax Parcel Number:

L8NE3/7/8/0324

ALL THAT CERTAIN lot or piece of ground situate in Palmer Township, Northampton County, Pennsylvania, lying on the north side of the public road leading from Seipsville to Bushkill Park and being designated as Lot No. 141 on a Plan of Lots of Parkwood, Section B, drawn by Walter F. Auch, C.E., and dated October 22, 1927.

TITLE TO SAID PREMISES is vested in Joseph P. D'Imperio and Margaret M. D'Imperio, husband and wife, by deed from Joseph P. D'Imperio and Margaret M. Koskey, now by marriage Margaret M. D'Imperio, said deed recorded on March 15, 2002, in the Northampton County Recorder of Deeds office in Book 2002-1 at page 070751.

THEREON BEING ERECTED a two-story single residential dwelling with combination aluminum siding/stone exterior and shingle roof.

**No. C-48-CV-2022-07431
(#9 MAY/2025)**

BETHLEHEM AREA SCHOOL
DISTRICT

vs.

MICHAEL J. KIEFER

Property Address:

405 Chestnut Street, Freemans-
burg, PA 18017

UPI/Tax Parcel Number:
N7SW3D/8/2/0212

ALL THAT CERTAIN message, tract or piece of land situate on the east side of Chestnut Street in Freemansburg Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Michael J. Kiefer by deed from Andrew P. Cain and Wendy Lynn Cain, said deed recorded on October 29, 2018, in the Northampton County Recorder of Deeds office in Book 2018-1 at page 231177.

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

**No. C-48-CV-2023-00935
(#3 MAY/2025)**

BANK OF NEW YORK MELLON,
f/k/a BANK OF NEW YORK ET AL.
vs.

DAREN J. ALBANESE a/k/a
DAREN ALBANESE,
CATHERINE Y. ALBANESE a/k/a
CATHERIN ALBANESE

Property Address:

2147 Terry Road, Nazareth, PA
18064

UPI/Tax Parcel Number:

J6/14/2-10/0520

ALL THAT CERTAIN part or parcel of land located in Moore Township, Northampton County, Pennsylvania, and shown as Lot 10 on the plans of Pheasant Ridge Estate, said plans prepared by Benchmark Civil Engineering Services, Inc., dated May 12, 2000, last revised June 18, 2001, and recorded August 30, 2001, in Map Book 2001-5 at page 240.

TITLE TO SAID PREMISES is vested in Daren J. Albanese and Catherine Y. Albanese, husband and wife, by deed from Marc Kranson and Geassan Youwakim, co-partners trading as Kranson & Youwakim Properties, said deed recorded on April 4, 2003, in the Northampton County Recorder of Deeds office in Book 2003-1 at page 117370.

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

**No. C-48-CV-2023-01126
(#30 MAY/2025)**

U.S. BANK NATIONAL
ASSOCIATION ET AL.

vs.

KAYLA ERIN MACKEWEN,
ESTATE OF KATHY A.
MACKEWEN, DECEASED

Property Address:

1216 Minsi Trail Street, Bethlehem,
PA 18018

UPI/Tax Parcel Number:

N6SE3B/12/15/0204

ALL THAT CERTAIN messuage or
tenement and lot or piece of land
situate in Bethlehem City, Northamp-
ton County, Pennsylvania.

TITLE TO SAID PREMISES is
vested in Kayla Erin Mackewen by
deed from Kayla Erin Mackewen,
Administratrix of the Estate of Kathy
A. Mackewen, deceased, said deed
recorded on January 29, 2020, in the
Northampton County Recorder of
Deeds office in Book 2020-1 at page
021144.

THEREON BEING ERECTED a
two-story Cape Cod-style single resi-
dential dwelling with brick exterior
and slate roof.

No. C-48-CV-2023-03028

(#2 MAY/2025)

U.S. BANK TRUST NATIONAL
ASSOCIATION ET AL.

vs.

JOSEPH M. GERENCSE, JR.,
APRIL GERENCSE

Property Address:

2032 Livingston Street, Bethlehem,
PA 18017

UPI/Tax Parcel Number:

N7NW4C/14/9/0204

ALL THAT CERTAIN lot or piece of
ground, with the improvements
thereon erected, situate in Bethlehem
City, Northampton County, Pennsyl-
vania, numbered as Lots 1075, 1076,
1077 and 1078 on plan of "Bethlehem
View Tract" as recorded in Map Book
7 at page 31.

TITLE TO SAID PREMISES is
vested in Joseph M. Gerencse, Jr.,
and April Gerencse, husband and
wife, by deed from Joseph M.
Gerencse a/k/a Joseph M.
Gerencse, Jr., and April Jordan, now
known as April Gerencse, husband
and wife, said deed recorded on
March 29, 1996, in the Northampton
County Recorder of Deeds office in
Book 1996-1 at page 027658.

THEREON BEING ERECTED a
one-story ranch-style single residen-
tial dwelling with combination vinyl
siding/stucco exterior, shingle roof
and detached one-car garage.

No. C-48-CV-2023-03909

(#14 MAY/2025)

CROSSCOUNTRY MORTGAGE,
LLC

vs.

EDWARD MILAN,
MARYANN MILAN

Property Address:

1306 Main Street, Northampton,
PA 18067

UPI/Tax Parcel Number:

M4NW2A/8/14/0522

ALL THAT CERTAIN dwelling
house, being the northern half of a
double dwelling house, with the lot or
ground thereunto belonging, situate
on the west side of Main Street,
between Thirteenth and Fourteenth
Streets, in the Fourth Ward of
Northampton Borough, Northampton
County, Pennsylvania.

TITLE TO SAID PREMISES is
vested in Edward Milan and Maryann
Milan, husband and wife, by deed
from Kevin M. Schubert and Jamie
L. Snyder, husband and wife, said
deed recorded on October 13, 2020,
in the Northampton County Recorder
of Deeds office in Book 2020-1 at page
264941.

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

No. C-48-CV-2023-04048
(#31 MAY/2025)

DEUTSCHE BANK NATIONAL
TRUST COMPANY, AS INDENTURE
TRUSTEE ET AL.

vs.

SONIA M. GULINO

Property Address:

2901 Hodle Avenue, Easton, PA
18045

UPI/Tax Parcel Number:

M8SE1/25/5/0205

ALL THAT CERTAIN lot or piece of ground situate in Bethlehem Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Sonia M. Gulino and Aurea Gulino by deed from Sonia Gulino, Aurea Gulino, Murray Wayne and Margaret Wayne, said deed recorded on February 2, 2000, in the Northampton County Recorder of Deeds office in Book 2000-1 at page 012379. The said Aurea Gulino departed this life on January 29, 2008, whereby title became vested solely in Sonia M. Gulino.

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

No. C-48-CV-2023-05632
(#7 MAY/2025)

BETHLEHEM AREA SCHOOL
DISTRICT

vs.

LEHIGH DIALOGUE CENTER

Property Address:

3833 Devonshire Road,
Bethlehem, PA 18020

UPI/Tax Parcel Number:

M7/10/1-2/0205

ALL THAT CERTAIN tract of land situate in Bethlehem Township, Northampton County, Pennsylvania, and known as Lot 7, Block C of Devonshire Village as referenced in Subdivision Final Plan of Devonshire Village, recorded on 9/14/1977 in Plan Book 45 at page 24.

TITLE TO SAID PREMISES is vested in Lehigh Dialogue Center by deed from Risae H. Whitehead, said deed recorded on December 29, 2021, in the Northampton County Recorder of Deeds office in Book 2021-1 at page 460907.

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

No. C-48-CV-2023-07721
(#16 MAY/2025)

NATIONSTAR MORTGAGE, LLC

vs.

UNKNOWN HEIRS OF ANTHONY
D. SMITH, DECEASED

Property Address:

637 Mulberry Drive, Nazareth, PA
18064

UPI/Tax Parcel Number:

K7/19/13-14/0418

ALL THAT CERTAIN tract or parcel of land situate in Lower Nazareth Township, Northampton County, Pennsylvania, and being Lot No. 14 as described according to a plan entitled "Final Record Plan, Fields at Trio Farms, Phase II", last dated January 24, 2013, and prepared by Cowan Associates, Inc.

TITLE TO SAID PREMISES is vested in Anthony D. Smith by deed from Kay Trio, LLC, said deed recorded on August 26, 2014, in the Northampton County Recorder of Deeds office in Book 2014-1 at page 146320. The said Anthony D. Smith departed this life on March 1, 2020.

THEREON BEING ERECTED a two-story residential townhouse with combination vinyl siding/brick exterior, shingle roof, attached one-car garage and shed.

**No. C-48-CV-2023-10016
(#29 MAY/2025)**

FIRST COMMONWEALTH
FEDERAL CREDIT UNION

vs.

SAVANNAH LANDIS NORTH,
ADMINISTRATRIX OF THE ESTATE
OF SAMUEL W. NORTH

Property Address:

101 Independence Court,
Bethlehem, PA 18020

UPI/Tax Parcel Number:

M7NE3/1/156/0205

ALL THAT CERTAIN unit designated as Unit RR-1, being a unit in the Penn's Farms Condominium, situate in Bethlehem Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Faye North and Samuel North by deed from Faye North, said deed recorded on December 20, 2004, in the Northampton County Recorder of Deeds office in Book 2004-1 page 490484. The said Faye North departed this life on August 27, 2022, whereby title became vested solely in Samuel North. And the said Samuel North died on February 21, 2023.

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

**No. C-48-CV-2024-02803
(#15 MAY/2025)**

SELECT PORTFOLIO SERVICING,
INC.

vs.

JOHN THOMAS SCHAEFFER
a/k/a JOHN SCHAEFFER

Property Address:

1405 Bushkill Center Road,
Nazareth, PA 18064

UPI/Tax Parcel Number:

G7/6/2-8/0406

ALL THAT CERTAIN piece or tract of land situate in Bushkill Township, Northampton County, Pennsylvania, and known as Lot 19 on Plan of Clearfield Manor Estates, which plan is recorded in Plan Book 44 at page 10.

TITLE TO SAID PREMISES is vested in John Thomas Schaeffer, married, by deed from James A. Gaillard, said deed recorded on May 1, 2008, in the Northampton County Recorder of Deeds office in Book 2008-1 at page 128675.

THEREON BEING ERECTED a single split-level residential dwelling with combination vinyl siding / brick exterior, shingle roof and detached three-car garage.

**No. C-48-CV-2024-03441
(#19 MAY/2025)**

U.S. BANK TRUST NATIONAL
ASSOCIATION ET AL.

vs.

DAVID M. VITOVITCH,
TINA M. VITOVITCH

Property Address:

3331 Buckskin Lane, Danielsville,
PA 18038

UPI/Tax Parcel Number:

H4/22/4C-18/0520

ALL THAT CERTAIN tract, piece or parcel of land being situate in Moore Township, Northampton County, Pennsylvania, and being Lot 18 as shown on the subdivision map of The Estates at Mink Hollow, recorded in Plat Book 2006-5 at page 795.

TITLE TO SAID PREMISES is vested in David M. Vitovitch and Tina M. Vitovitch by deed from S & S Home Builders, Inc., said deed recorded on August 23, 2007, in the Northampton County Recorder of Deeds office in Book 2007-1 at page 310872.

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

No. C-48-CV-2024-06222

(#1 MAY/2025)

PENNSYLVANIA HOUSING
FINANCE AGENCY

vs.

PHILIP T. CLINESE, CARA SCHAB

Property Address:

412 Washington Boulevard,
Bangor, PA 18013

UPI/Tax Parcel Number:

F9NE1/6/8/0134

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

TITLE TO SAID PREMISES is vested in Philip Clineese and Cara Schab by deed from Colleen M. Angeline, said deed recorded on April 6, 2011, in the Northampton County Recorder of Deeds office in Book 2011-1 at page 074635.

THEREON BEING ERECTED a one-story ranch-style single residential dwelling with masonry exterior, slate roof and attached one-car garage.

No. C-48-CV-2024-10483

(#18 MAY/2025)

U.S. BANK TRUST NATIONAL
ASSOCIATION ET AL.

vs.

VALERIE A. DAVIS a/k/a
VALERIE DAVIS

Property Address:

282 Iron Street, Easton, PA 18042

UPI/Tax Parcel Number:

L9SE4D/11/2B/0310

ALL THAT CERTAIN parcel of land situate in Easton City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Valerie Davis by deed from Coba, Inc., said deed recorded on April 9, 2018, in the Northampton County Recorder of Deeds office in Book 2018-1 at page 066207.

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

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.

CHRISTOPHER ZIEGER

Acting Sheriff

Northampton County,
Pennsylvania

DAVID M. CERAUL, ESQUIRE

Solicitor to the Sheriff

Apr. 17, 24; May 1

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 _____

TELEPHONE _____ FAX _____

E-MAIL _____

New information:

NAME _____

ADDRESS _____

TELEPHONE _____ FAX _____

E-MAIL _____

MAY 2025

MON	TUE	WED	THU	FRI
			1 Juvenile Dependency	2 Juvenile Dependency
5 DRS ARD/ Summaries ASP	6 DRS Argument ASP Juvenile	7 Misc. Hrngs. Civil Call-Tr. Final PFA Hrngs.	8 Arraignments Juvenile Dependency	9 Juvenile Dependency Law Day
12 Non-Jury	13 Non-Jury Juvenile	14 Non-Jury Final PFA Hrngs.	15 Juvenile Dependency	16 Juvenile Dependency
19 Civil (Non-Jury by Assignment)	20 Civil (Non-Jury by Assignment) Juvenile	21 Civil Misc. Hrngs. Final PFA Hrngs.	22 Arraignments Juvenile Dependency O.C. Audit	23 Juvenile Dependency
26 Memorial Day (Observed)	27 Juvenile	28 Misc. Hrngs. Final PFA Hrngs.	29 Juvenile Dependency	30 Juvenile Dependency



PERIODICAL PUBLICATION

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