



Northampton County Reporter

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NO. 73

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NOTICE TO THE BAR...

Annual Summer Outing
Thursday, June 26, 2025 Louise Moore Park

**NORTHAMPTON COUNTY BAR ASSOCIATION
2025 BAR ASSOCIATION OFFICERS**

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Northampton County Reporter

**Attorney Referral & Information Service
155 South Ninth Street, P.O. Box 4733
Easton, PA 18042**

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BAR ASSOCIATION STAFF

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Deborah J. Flanagan Attorney Referral
Jessica M. Bosco Attorney Referral

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

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

NOTICE TO NCBA MEMBERS – BAR NEWS**Save the Dates**

Annual Summer Outing – Thursday, June 26, 2025.
Big changes this year. Stay tuned.

L.V. Iron Pigs game – Wednesday, August 6, 2025
Tickets are on sale now.

Fall CLE Conference – Friday, October 24, 2025

Annual Municipal Law Colloquium – Friday, November 14, 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.

Memorial Day

Monday, May 26, 2025

True heroism is remarkably sober, very undramatic. It is not the urge to surpass all others at whatever cost, but the urge to serve others at whatever cost. ~ Arthur Ashe

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**CLARK, CHARLES R., SR.**, dec'd.

Late of the Borough of Wilson, Northampton County, PA
Executrix: Tina Marie Boncher 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

CWIEKOWSKI, ROBERT E., dec'd.

Late of the Township of Palmer, Northampton County, PA
Executor: Robert Cwiekowski c/o Theresa Hogan, Esquire, 340 Spring Garden Street, Easton, PA 18042
Attorney: Theresa Hogan, Esquire, 340 Spring Garden Street, Easton, PA 18042

DIEHL, LAWRENCE A., dec'd.

Late of Easton, Northampton County, PA

Executor: Walter E. Diehl c/o Barbara Rush Renkert, Esquire, 2120 Northampton Street, Easton, PA 18042

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

DiMENICHI, KENNETH R. a/k/a KENNETH RAY DiMENICHI, dec'd.

Late of Bethlehem, Northampton County, PA

Executrix: Kathy E. DiMenichi c/o William P. Bried, Esquire, William P. Bried, Esq., LLC, 1600 Hamilton Street, Allentown, PA 18102-4214

Attorneys: William P. Bried, Esquire, William P. Bried, Esq., LLC, 1600 Hamilton Street, Allentown, PA 18102-4214

GERLOG, THOMAS E., dec'd.

Late of Lehigh Township, Northampton County, PA

Administrator: John A. Gerlog 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

HAHN, NANCY LEE, dec'd.

Late of the Borough of Nazareth, Northampton County, PA

Executrix: Kerry T. Hahn c/o Scott R. Steirer, Esquire, Pierce & Steirer, LLC, 124 Belvidere Street, Nazareth, PA 18064

Attorneys: Scott R. Steirer, Esquire, Pierce & Steirer, LLC, 124 Belvidere Street, Nazareth, PA 18064

HIGGINS, BARBARA L., dec'd.

Late of the Township of Hanover, Northampton County, PA

Executrix: Barbara Gallagher Stoffa

Attorneys: Robert Glazer. Esquire, McLaughlin & Glazer, 26 N. Third Street, Easton, PA 18042-4381

MARSTELLER, HENRY K., dec'd.

Late of the Township of Forks, Northampton County, PA

Executrix: Janet L. Baker 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

MARTIN, JAMES J., dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executor: Roger Loebler Huth 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

MULUTZIE, DAVID P., dec'd.

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

Executors: Rebecca Anne Beitler and Matthew David Mulutzie c/o Alfred S. Pierce, Esquire, Pierce & Steirer, LLC, 124 Belvidere Street, Nazareth, PA 18064
Attorneys: Alfred S. Pierce, Esquire, Pierce & Steirer, LLC, 124 Belvidere Street, Nazareth, PA 18064

SMITH, AMY LEE, dec'd.

Late of Easton City, Northampton County, PA

Executrix: Kelly LaGrotte, 1068 Mariwell Drive, Quakertown, PA 18951

Attorneys: Anne Scheetz Damon, Esquire, Williams & Scheetz, 935 Second Street Pike, Richboro, PA 18954

YONNEY, RONALD, dec'd.

Late of the Borough of Hellertown, Northampton County, PA

Executrix: Julie Rea Yonney-Kriebel c/o Joshua N. Daly, Esquire, Daly Law Offices, 4480 William Penn Highway, Suite 200, Easton, PA 18045
Attorneys: Joshua N. Daly, Esquire, Daly Law Offices, 4480 William Penn Highway, Suite 200, Easton, PA 18045

SECOND PUBLICATION

ABRAMS, FREDERICK J., dec'd.

Late of the Borough of Hellertown, Northampton County, PA

Administratrix: Caranne Abrams c/o Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045

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

ASTORE, DIANE P., dec'd.

Late of Easton, Northampton County, PA

Executrix: Carol A. Astore 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

CLARK, SHARON L., dec'd.

Late of the Borough of Hellertown, Northampton County, PA

Executor: Michael A. Shaheen
c/o Keene Jabbour, Esquire,
701 Washington Street, Easton,
PA 18042

Attorney: Keene Jabbour,
Esquire, 701 Washington Street,
Easton, PA 18042

CORRELL, BERNICE I., dec'd.

Late of the Borough of Tatamy,
Northampton County, PA

Co-Executors: Keith Stewart
Correll and Kevin Charles Correll
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

CORTEZZO, ALEXANDER F., JR.,
dec'd.

Late of the Township of Bushkill,
Northampton County, PA

Executrix: Lisa J. Cortezzo c/o
Alfred S. Pierce, Esquire, Pierce
& Steirer, LLC, 124 Belvidere
Street, Nazareth, PA 18064

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

DIAZ, IDA I. a/k/a IDA DIAZ,
dec'd.

Late of the Township of Williams,
Northampton County, PA

Executor: Michael Edward
Stagaard c/o Michael C.
Deschler, Esquire, Shay, Santee,
Kelhart & Deschler LLC, 44 East
Broad Street, Suite 210,
Bethlehem, PA 18018

Attorneys: Michael C. Deschler,
Esquire, Shay, Santee, Kelhart
& Deschler LLC, 44 East Broad
Street, Suite 210, Bethlehem, PA
18018

DURANTE, BARBARA A., dec'd.

Late of the Township of Palmer,
Northampton County, PA

Administrator: George J.
Durante, Jr. 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

GERGAR, LOUISE, dec'd.

Late of the Township of Williams,
Northampton County, PA

Executrix: Maureen Renee
Hofschild 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

KEENAN, DIANE F., dec'd.

Late of the Township of Forks,
Northampton County, PA

Executrices: Kelly Bernadette
Mineo and Kara K. Singley c/o
Theresa Hogan, Esquire, 340
Spring Garden Street, Easton,
PA 18042

Attorney: Theresa Hogan,
Esquire, 340 Spring Garden
Street, Easton, PA 18042

MATHEWS, SCOTT ALLAN, dec'd.

Late of the Township of Palmer,
Northampton County, PA

Co-Executors: Dean Edward
Mathews and Patricia Ann
Mathews 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

RAMALEY, BETTY M., dec'd.

Late of the Township of Plainfield,
Northampton County, PA

Executrix: Amy Melissa Rotzell,
c/o Nancy T. Schneiderman,
Esquire, P.O. Box 3443, Easton,
PA 18043

Attorney: Nancy T.
Schneiderman, Esquire, P.O.
Box 3443, Easton, PA 18043

RILEY, PATRICIA G., dec'd.

Late of Northampton, Northamp-
ton County, PA

Executrix: Amber Dawn Riley-
Sottile c/o Jon A. Swartz,
Esquire, Prokup & Swartz, 7736
Main Street, Fogelsville, PA
18051-1616

Attorneys: Jon A. Swartz,
Esquire, Prokup & Swartz, 7736
Main Street, Fogelsville, PA
18051-1616

RILEY, PATRICIA G., dec'd.

Late of Northampton, Northamp-
ton County, PA The William J.
& Patricia G. Riley Revocable
Trust-dated May 17, 2005

Trustee: Amber Dawn Riley-
Sottile c/o Jon A. Swartz,
Esquire, Prokup & Swartz, 7736
Main Street, Fogelsville, PA
18051

Attorneys: Jon A. Swartz,
Esquire, Prokup & Swartz, 7736
Main Street, Fogelsville, PA
18051

SUZADAIL, MICHAEL A., dec'd.

Late of Northampton, North-
ampton County, PA

Administrator: Michael Jason
Suzadail 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

SZAKALY, JAMES E., dec'd.

Late of Walnutport, Northampton
County, PA

Administratrix C.T.A.: Jane Ann
Powell 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

TAYLOR, PAULINE ANN, dec'd.

Late of the Township of Palmer,
Northampton County, PA

Executors: Tracy L. Riley-Morris
and Kenneth Paul Gibbs c/o
Keene Jabbour, Esquire, 701
Washington Street, Easton, PA
18042

Attorney: Keene Jabbour,
Esquire, 701 Washington Street,
Easton, PA 18042

YEAKEL, ELSIE M., dec'd.

Late of Bethlehem, Northampton
County, PA

Executrix: Susan M. Yeakel c/o
Robert B. Roth, Esquire, The
Roth Law Firm, P.O. Box 4355,
Allentown, PA 18105

Attorneys: Robert B. Roth,
Esquire, The Roth Law Firm,
P.O. Box 4355, Allentown, PA
18105

ZHU, JIAN WU, dec'd.

Late of 1809 Lehigh Street,
Easton, Northampton County,
PA

Administrator: HuiJun Hong c/o
Kim M. Gillen, Esquire, The Law
Office of Kim M. Gillen, P.C., 613
Blakeslee Boulevard Dr. E., Suite
103, Lehighton, PA 18253

Attorneys: Kim M. Gillen,
Esquire, The Law Office of Kim
M. Gillen, P.C., 613 Blakeslee
Boulevard Dr. E., Suite 103,
Lehighton, PA 18253

THIRD PUBLICATION**ANTRY, JEAN L.,** dec'd.

Late of the Township of East Allen, Northampton County, PA
Executor: Michael Alan Antry
c/o Goudsouzian & Associates,
2940 William Penn Highway,
Easton, PA 18045
Attorneys: Goudsouzian &
Associates, 2940 William Penn
Highway, Easton, PA 18045

BEGOVICH, NICHOLAS JOSEPH,
dec'd.

Late of Bethlehem, Northampton
County, PA
Executrix: Stephanie E. Begovich
c/o Steven B. Molder, Esquire,
904 Lehigh St., Easton, PA
18042
Attorney: Steven B. Molder,
Esquire, 904 Lehigh St., Easton,
PA 18042

FISCHER, WILLIAM JOSEPH,
dec'd.

Late of the Borough of
Walnutport, Northampton
County, PA
Administrator: Nicholas W.
Fischer
Attorney: Emily L. Ojeil, Esquire,
573 Long Lane Rd., Walnutport,
PA 18088

FRANCO, CHRISTOPHER C.,
dec'd.

Late of the City of Easton,
Northampton County, PA
Administrator: Christopher
Joseph Franco c/o Charles
Bruno, Esquire, Bruno Law, P.O.
Box 468, Easton, PA 18044-
0468
Attorneys: Charles Bruno,
Esquire, Bruno Law, P.O. Box
468, Easton, PA 18044-0468

FRANCO, MICHELLE ANN, dec'd.

Late of the Township of Williams,
Northampton County, PA
Executor: Eric C. Adams c/o
Henry Newton, Jr., Esquire, 127
N. 4th Street, Easton, PA 18042
Attorney: Henry Newton, Jr.,
Esquire, 127 N. 4th Street,
Easton, PA 18042

FRITZ, SARAH, dec'd.

Late of the Township of
Washington, Northampton
County, PA
Executor: Thomas John Fritz 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

GARDNER, ROBERT E., dec'd.

Late of the Borough of Wind Gap,
Northampton County, PA
Executrix: Cora Ann B. Hanlein
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

GLASER, DEBORAH D., dec'd.

Late of the Township of
Bethlehem, Northampton
County, PA
Administrator: David Glenn
Glaser c/o Goudsouzian &
Associates, 2940 William Penn
Highway, Easton, PA 18045
Attorneys: Goudsouzian &
Associates, 2940 William Penn
Highway, Easton, PA 18045

GRACIA, JESSICA MARIE, dec'd.

Late of Northampton, North-
ampton County, PA

Executor: Miguel A. Gracia
Attorneys: Gladys E. Wiles,
Esquire, Snyder & Wiles, P.C.,
7731 Main Street, Fogelsville, PA
18051

HAGERMAN, RICHARD SCOTT,
dec'd.

Late of the Township of Forks,
Northampton County, PA
Administrator: Mark Steven
Hagerman c/o Theresa Hogan,
Esquire, 340 Spring Garden
Street, Easton, PA 18042
Attorney: Theresa Hogan,
Esquire, 340 Spring Garden
Street, Easton, PA 18042

HALL, MARLENE MARIE, dec'd.

Late of Bethlehem, Northampton
County, PA
Personal Representative: Andrea
D. Hall Morris c/o Anne K.
Manley, Esquire, 33 S. 7th
Street, P.O. Box 4060, Allentown,
PA 18105-4060
Attorney: Anne K. Manley,
Esquire, 33 S. 7th Street, P.O.
Box 4060, Allentown, PA 18105-
4060

HECKLER, GLORYANNE, dec'd.

Late of Easton, Northampton
County, PA
Executor: Frederick R. Heckler
c/o Michael D. Recchiuti,
Esquire, 60 West Broad Street,
Ste. 303, Bethlehem, PA 18018
Attorney: Micahel D. Recchiuti,
Esquire, 60 W. Broad Street, Ste.
303, Bethlehem, PA 18018

HOJOHN, DONNA L., dec'd.

Late of Bethlehem Twp.,
Northampton County, PA
Executrix: Katarina Celine
Hojohn c/o Kathryn E. Ott,
Esquire, Stevens & Lee, 620
Freedom Business Center, #200,
King of Prussia, PA 19406

Attorneys: Kathryn E. Ott,
Esquire, Stevens & Lee, 620
Freedom Business Center, #200,
King of Prussia, PA 19406

LANGSTAFF, KIM A., dec'd.

Late of the Township of Bushkill,
Northampton County, PA
Administratrix: Cindy Dianne
Bachman c/o Alfred S. Pierce,
Esquire, Pierce & Steirer, LLC,
124 Belvidere Street, Nazareth,
PA 18064

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

LEWIS, PAUL DAVID, dec'd.

Late of Bath, Northampton
County, PA
Executor: Peter Daniel Lewis c/o
Michael D. Recchiuti, Esquire,
60 West Broad Street, Ste. 303,
Bethlehem, PA 18018
Attorney: Micahel D. Recchiuti,
Esquire, 60 W. Broad Street, Ste.
303, Bethlehem, PA 18018

MARINO, SAMUEL D., SR., dec'd.

Late of the City of Easton,
Northampton County, PA
Co-Executors: David Alan
Marino and Samuel David
Marino, Jr.
Attorneys: Kevin Frank Danyi,
Esquire (for David Alan Marino),
133 East Broad Street,
Bethlehem, PA 18018 and
Michael A. Santanasto, Esquire
(for Samuel David Marino, Jr.),
210 East Broad Street,
Bethlehem, PA 18018

PETERESON, GEORGE H., JR.,
dec'd.

Late of Bangor, Northampton
County, PA

Administrator: Jean Wehrle c/o
Santanasto Law, 210 E. Broad
Street, Bethlehem, PA 18018

Attorneys: Santanasto Law, 210
E. Broad Street, Bethlehem, PA
18018

REED, CLIFFORD C., dec'd.

Late of the Township of
Bethlehem, Northampton
County, PA

Executor: Jay R. Reed 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

RUTT, SHIRLEY J., dec'd.

Late of the Borough of Bangor,
Northampton County, PA

Administrator: Kenneth John
Rutt 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

SAMPSON, SHIRLEY E., dec'd.

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

Co-Executors: Jeffrey S.
Sampson and Eric Thomas
Sampson 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

SNYDER, ARTHUR R., SR., dec'd.

Late of Bethlehem, Northampton
County, PA

Executrix: Linda Danubio c/o
Santanasto Law, 210 E. Broad
Street, Bethlehem, PA 18018

Attorneys: Santanasto Law, 210
E. Broad Street, Bethlehem, PA
18018

SYLVESTER, VINCENT, dec'd.

Late of Bangor, Washington
Township, Northampton County,
PA

Executrix: Lorraine J. Sylvester,
24 Hillside Drive, Bangor, PA
18013

Attorneys: Ronold J. Karasek,
Esquire, Karasek Law Offices,
LLC, 641 Market Street, Bangor,
PA 18013

TERRY, VIOLA K., dec'd.

Late of Easton, Northampton
County, PA

Executor: Donald M. Barbadora
c/o Robert Michael Castagna,
Esquire, 32 Bridge Street,
Frenchtown, NJ 08825

Attorney: Robert Michael
Castagna, Esquire, 32 Bridge
Street, Frenchtown, NJ 08825

UMBERGER, GEORGE F., dec'd.

Late of the Township of East
Allen, Northampton County, PA
Executor: Michael George
Umbarger c/o George M.
Vasiliadis, Esquire, Vasiliadis
Pappas Associates, LLC, 2551
Baglyos Circle, Suite A-14,
Bethlehem, PA 18020

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

WALTERS, HARRY F., dec'd.

Late of the Township of Moore,
Northampton County, PA

Administrator: William David
Walters c/o Alfred S. Pierce,
Esquire, Pierce & Steirer, LLC,
124 Belvidere Street, Nazareth,
PA 18064

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

WEBER, MARGARET I., dec'd.

Late of the Township of
Bethlehem, Northampton
County, PA

Executor: Mark Robert Allinson
c/o James C. Omdahl, Esquire,
54 South Commerce Way, Suite
172, Bethlehem, PA 18017

Attorney: James C. Omdahl,
Esquire, 54 South Commerce
Way, Suite 172, Bethlehem, PA
18017

WILSON, RONALD L., dec'd.

Late of the Township of Upper
Mount Bethel, Northampton
County, PA

Executrix: Rosemarie J. Mattson,
438 Sandy Shore Drive, Mount
Bethel, PA 18343

Attorney: Gary Neil Asteak,
Esquire, 726 Walnut Street,
Easton, PA 18042

WISOR, CAROL A., dec'd.

Late of the Borough of Bath,
Northampton County, PA

Executrix: Wendy Sue Hartzell
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

ZEIGLER, GEORGIE ANN, dec'd.

Late of the Township of East
Allen, Northampton County, PA
Executor: William Ernest Zeigler
c/o Scott R. Steirer, Esquire,
Pierce & Steirer, LLC, 124
Belvidere Street, Nazareth, PA
18064

Attorneys: Scott R. Steirer,
Esquire, Pierce & Steirer, LLC,
124 Belvidere Street, Nazareth,
PA 18064

ZITO, DOROTHY M., dec'd.

Late of Northampton Boro.,
Northampton County, PA

Executor: John Anthony Zito c/o
Kristen L. Behrens, Esquire,
Dilworth Paxson LLP, 1650
Market St., #1200, Philadelphia,
PA 19103

Attorneys: Kristen L. Behrens,
Esquire, Dilworth Paxson LLP,
1650 Market St., #1200,
Philadelphia, PA 19103

NOTICES OF INCORPORATION

NOTICE IS HEREBY GIVEN that
Articles of Incorporation were filed
with the Department of State of the
Commonwealth of Pennsylvania, at
Harrisburg, Pennsylvania, on May 14,
2025, for the purpose of obtaining a
Certificate of Incorporation. The name
of the corporation is:

JSBA INC.

The purpose for which it has been
organized is to engage in and to do
any lawful act concerning any and all
lawful business for which corpora-
tions may be incorporated under the
Pennsylvania Business Corporation
Law of 1988, approved December 21,
1988, P.L. 1444, No. 177, as amended.
JOSEPH J. PIPERATO III, ESQUIRE
EASTBURN & GRAY, PC
412 West Broad Street
Bethlehem, PA 18018
(610) 625-3878

May 22

FICTITIOUS NAME**REGISTRATION NOTICE**

NOTICE IS HEREBY GIVEN,
pursuant to the provisions of Act 295
of 1982, as amended, of intention to

file, or the filing of, in the office of the Secretary of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, a Certificate for the conduct of a business in Pennsylvania, under the assumed or fictitious name, style or designation of:

VALLEY LAND SERVICES

with its principal place of business at: 4383 Hecktown Road, Suite B, Bethlehem, PA 18020.

The names and addresses of all persons or entities owning or interested in said business are: FIRST ORDER, LLC, 4383 Hecktown Road, Suite B, Bethlehem, PA 18020.

KEITH W. STROHL, ESQUIRE
STECKEL AND STOPP
LAW OFFICE

1036 Main Street
P.O. Box 159
Slatington, PA 18080

May 22

**CERTIFICATE OF
AUTHORITY NOTICE**

NOTICE IS HEREBY GIVEN that a Foreign Registration Statement was filed with the Pennsylvania Department of State Bureau of Corporations and Charitable Organizations, at Harrisburg, Pennsylvania, on May 12, 2025 for a foreign corporation with a registered address in the Commonwealth of Pennsylvania as follows: **Zarnas Access Solutions, Inc.**, 850 Jennings Street, Bethlehem, PA 18017.

This corporation is incorporated under the laws of New Jersey. The principal office is 850 Jennings Street, Bethlehem, Pennsylvania 18017. The corporation has qualified in Pennsylvania under the provisions of the Business Corporation Law of 1988, as amended.

TIMOTHY J. DUCKWORTH,
ESQUIRE

MOSEBACH, FUNT, DAYTON &
DUCKWORTH, P.C.

2045 Westgate Drive
Suite 404
Bethlehem, PA 18017

May 22

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on the 7th day of April, 2025, the Petition of Moriah Mariamu Solomon was filed in Northampton County Court of Common Pleas, C-48-CV-2022-08409, seeking to change the name of Petitioner from Moriah Mariamu Solomon to Moriah Mariamu Rogers. The Court has fixed Wednesday, June 26, 2025 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 Petitioner should not be granted.

May 22

**MOTION FOR SANCTIONS AND
HEARING NOTICE**

Motion for Sanctions and Hearing Notice, to Ivanlee Jackson, Jr., last known address of 13 Tamarack Court, Easton, Pennsylvania 18040.

A Motion for Sanctions having been filed by the undersigned, the Defendant, Ivanlee Jackson, Jr. is being informed that a Motion for Sanctions hearing will take place on July 2, 2025, 9:00 a.m., in Northampton County Courthouse, Motions Court. The Defendant, Ivanlee Jackson, Jr., is requested to present them without delay to:

Abibat O. Sunmonu-Jackson, 13
Tamarack Court, Easton, PA 18040.

or to their attorney,

ALEXANDRIA J.
CROUTHAMEL, ESQUIRE
CROUTHAMEL LAW OFFICES, P.C.
1000 Postal Road #91265
Allentown Pa 18109
(610) 428-3386
paralegal@crouthamellaw.com

May 22, 29

JOB OPENING

Bethlehem law firm seeking paralegal with a minimum of 3 years experience in estate administration; working knowledge of Lackner, Microsoft Office and legal database software. The right candidate possesses solid communication skills and the ability to multitask. Paralegal certificate preferred, but not necessary. Salary commensurate with experience.

Send resume to molenwine@mfdllaw.com and wdayton@mfdllaw.com.

May 22

**IN THE COURT OF COMMON
PLEAS OF NORTHAMPTON
COUNTY, PENNSYLVANIA**
EMINENT DOMAIN PROCEEDING
IN REM
IN RE: CONDEMNATION BY THE
COMMONWEALTH OF
PENNSYLVANIA, DEPARTMENT OF
TRANSPORTATION OF THE
RIGHT-OF-WAY FOR STATE
ROUTE 2027, SECTION 01B IN
THE TOWNSHIP OF BETHLEHEM
NO: C-48-CV-2025-04199 TERM
NOTICE OF CONDEMNATION
AND DEPOSIT OF ESTIMATED
JUST COMPENSATION

NOTICE IS HEREBY GIVEN that the Commonwealth of Pennsylvania, by the Secretary of Transportation, whose address is the Commonwealth of Pennsylvania, Department of

Transportation, Office of Chief Counsel, Real Property Division, Commonwealth Keystone Building, Harrisburg, Pennsylvania 17120, pursuant to the provisions of Section 2003(e) of the Administrative Code of 1929, P.L. 177, 71 P.S. 513(e), as amended, has filed on May 13, 2025 a Declaration of Taking to the above term and number, condemning the property shown on the plans of the parcels listed on the Schedule of Property Condemned which have been recorded in the Recorder's Office of the above county at the places indicated on the said schedule. The name(s) of the owner(s) of the property interest(s) condemned is (are) also shown on the aforesaid Schedule. The Secretary of Transportation, on behalf of himself/herself and the Governor has approved the within condemnation by signing on December 12, 2023 a plan entitled "Drawings Authorizing Acquisition of Right-of-Way for State Route 2027 Section 01B in Northampton County and Township Road (T-440 R/W) in Northampton County", a copy of which plan was recorded in the Recorder's Office of the aforesaid county on December 5, 2024, in Map Book 2024-5 on Page 812. The aforesaid plan was reauthorized by signature of the Secretary of Transportation on December 11, 2024, a copy of which plan was filed in the aforesaid County Recorder's Office in Map Book 2025-5 on Page 27 on January 15, 2025.

The purpose of the condemnation is to acquire property for transportation purposes.

Plans showing the property condemned from the parcels listed on the Schedule of Property Condemned have been recorded in the aforesaid

Recorder's Office at the places indicated on the Schedule, where they are available for inspection. The Property Interest thereby condemned is designated on the Declaration of Taking heretofore filed. The Commonwealth of Pennsylvania is not required to post security, inasmuch as it has the power of taxation.

Because the identity or the whereabouts of the condemnee(s) listed below is (are) unknown or for other reasons he (they) cannot be served, this notice is hereby published in accordance with Section 305(b) of the Eminent Domain Code (26 Pa.C.S. §305(b)).

Claim No.; Parcel No.; Name; Address.

4800442000; 4; RBR Associates, a PA Partnership, Partner(s) Unknown; Mailing Address Unknown.

The power or right of the Secretary of Transportation of the Commonwealth of Pennsylvania to appropriate the property condemned, the procedure followed by the Secretary of Transportation or the Declaration of Taking may be challenged by filing preliminary objections within thirty (30) days of the date of this notice.

FURTHERMORE, NOTICE IS GIVEN THAT the Commonwealth of Pennsylvania, Department of Transportation, pursuant to Section 522 of the Eminent Domain Code (26 Pa.C.S. §522), will, at the end of the above-referenced thirty (30) day time period within which to file preliminary objections to the Declaration of Taking, present a petition to the Court of Common Pleas of the above county to deposit into court the just compensation estimated by the Commonwealth to be due all parties in interest for damages sustained as the result of the condemnation of the property herein involved.

The petition to deposit estimated just compensation may not be presented to the court if the owner(s) of the property herein involved inform the District Right-of-Way Administrator of the District noted below of their existence and/or whereabouts prior to the expiration of the noted period. After estimated just compensation has been deposited into court, the said monies may be withdrawn by the persons entitled thereto only upon petition to the court. If no petition is presented within a period of six years of the date of payment into court, the court shall order the fund or any balance remaining to be paid to the Commonwealth without escheat.

Kenneth S. Kutchinsky
District Right-of-Way
Administrator
Engineering District 5-0
Pennsylvania Department
of Transportation

May 22

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

CIVIL ACTION—QUIET TITLE

IN RE: PATTERSON

RENNSELAER, LP

TAX PARCEL

NO. L8SE3 14 12 0324

NO: C-48-CV-2025-03795

NOTICE

A suit has been filed in Court to quiet title to portions of unnamed, unopened "paper alleys" bordered to the north and east of Northampton County Tax Parcel L8SE3 14 12 0324. All interested parties wishing to defend against the claims set forth in the Complaint in Quiet Title filed, must take action within twenty (20) days after this Notice is served via

publication, by entering a written appearance personally or by attorney and filing in writing with the Court defenses or objections to the claims set forth in the Complaint. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for the relief requested in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

LAWYER REFERRAL SERVICE
P.O. Box 4733
Easton, PA 18043-4733
Telephone: (610) 258-6333

ANTHONY GIOVANNINI,
JR., ESQUIRE
Attorney I.D. #326345
BROUGHAL & DeVITO, L.L.P.
Attorneys for Plaintiff

38 W. Market Street
Bethlehem, PA 18018
P: (610) 865-3664
F: (610) 865-0969
anthonygiovannini@broughal-
devito.com

May 22

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

CIVIL ACTION—QUIET TITLE
IN RE: MERCER HUNTINGTON, LP
TAX PARCEL
NO. L8SE3 14 13 0324
NO: C-48-CV-2025-03794
NOTICE

A suit has been filed in Court to quiet title to a portion of an unnamed, unopened “paper alley” bordered to the north of Northampton County Tax Parcel L8SE3 14 13 0324. All interested parties wishing to defend against the claims set forth in the Complaint in Quiet Title filed, must take action within twenty (20) days after this Notice is served via publication, by entering a written appearance personally or by attorney and filing in writing with the Court defenses or objections to the claims set forth in the Complaint. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for the relief requested in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

LAWYER REFERRAL SERVICE
P.O. Box 4733
Easton, PA 18043-4733
Telephone: (610) 258-6333

ANTHONY GIOVANNINI,
JR., ESQUIRE
Attorney I.D. #326345
BROUGHAL & DeVITO, L.L.P.
Attorneys for Plaintiff

38 W. Market Street
Bethlehem, PA 18018
P: (610) 865-3664
F: (610) 865-0969
anthonygiovannini@broughal-
devito.com

May 22

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

Carissa Santigate

Plaintiff

vs.

57 Fusion, LLC

Defendant

NO.: C48CV-2021-05272

NOTICE—CIVIL ACTION

If you wish to defend, you must enter a written appearance 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 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.

North Penn Legal Services
559 Main St.

Bethlehem, PA 18018

(610) 317-8757

STEVEN B. MOLDER, ESQUIRE

Attorney ID # 33429

Attorney for Defendant

904 Lehigh St.

Easton, PA 18042

(610) 250-9712

May 22

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

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on JUNE 6, 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-2021-03592

(#11 JUN/2025)

BANGOR BOROUGH AUTHORITY

vs.

NINA MARIE SINGLETON,
EXECUTRIX OF THE ESTATE OF
IRENE CIMINO

Property Address:

561 Columbia Avenue, Bangor, PA
18013

UPI/Tax Parcel Number:

D9SE4C/12/8A/0102

ALL THAT CERTAIN parcel of land situate in the Fourth Ward of Bangor Borough, Northampton County, Pennsylvania, bounded and described in accordance with a map and plan of lots of Daniel J. Jones as recorded in Map Book 1 at page 3.

TITLE TO SAID PREMISES is vested in Anthony R. Cimino and Irene Cimino, his wife, by deed from David Cimino, widower, said deed recorded on July 2, 1987, in the Northampton County Recorder of Deeds office in Book 729 at page 000262. The said Anthony R. Cimino died on December 22, 2018, whereby title became vested solely in Irene

Cimino by operation of law. And the said Irene Cimino died on July 12, 2020.

THEREON BEING ERECTED a one-and-one-half-story Cape Cod-style single residential dwelling with aluminum siding, slate roof and attached one-car garage.

**No. C-48-CV-2021-04239
(#8 JUN/2025)**

NORTHAMPTON AREA SCHOOL
DISTRICT

vs.

MARION SCOTT, ZILLA PERSAUD

Property Address:

6799 Gwenmawr Road,
Bethlehem, PA 18017

UPI/Tax Parcel Number:

L5/18/2G-32/0508

ALL THAT CERTAIN tract of land situated in East Allen Township, Northampton County, Pennsylvania, and known as Lot 5 on a plan entitled "Valley View Estates: Major Subdivision Final-Layout Plan", said plan dated March 1, 2016, last revised May 25, 2016, and prepared by Gilmore & Associates, Inc.

TITLE TO SAID PREMISES is vested in Marion Scott and Persaud Zilla by deed from CMC Development Corporation, said deed recorded on November 27, 2018, in the Northampton County Recorder of Deeds office in Book 2018-1 at page 252099.

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

**No. C-48-CV-2021-07710
(#12 JUN/2025)**

WILSON AREA SCHOOL DISTRICT

vs.

ASSEM MOHAMED

Property Address:

2342 Forest Street, Easton, PA
18042

UPI/Tax Parcel Number:

L9SW4C/4/2/0837

ALL THAT CERTAIN lot or piece of land situate on the south side of Forest Street (formerly Cedar Street) in Wilson Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Assem Mohamed by deed from Lisa Zoller, said deed recorded on July 17, 2007, in the Northampton County Recorder of Deeds office in Book 2007-1 at page 261516.

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

**No. C-48-CV-2022-02259
(#13 JUN/2025)**

ROCKET MORTGAGE, LLC f/k/a

QUICKEN LOANS, LLC f/k/a

QUICKEN LOANS, INC.

vs.

FREDERICK P. BAER,
INDIVIDUALLY AND AS KNOWN
HEIR OF LOUISE C. BAER,
ANDREW BAER, SOLELY AS
KNOWN HEIR OF LOUISE C.
BAER, EMILY KITT, SOLELY AS
KNOWN HEIR OF LOUISE C.
BAER, SARAH BAER, SOLELY AS
KNOWN HEIR OF LOUISE C.
BAER, UNKNOWN HEIRS OF
THE ESTATE OF LOUISE C.
BAER, DECEASED

Property Address:

605 Line Street, Easton, PA 18042

UPI/Tax Parcel Number:

M9NE1C/7/1/0310

ALL THAT CERTAIN lot or piece of ground situate on the north side of Line Street in Easton City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Frederick P. Baer and Louise C. Baer by deed from Frederick P.

Baer, said deed recorded on August 23, 2012, in the Northampton County Recorder of Deeds office in Book 2012-1 at page 198945. The said Louise C. Baer departed this life on November 27, 2019.

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

**No. C-48-CV-2022-03966
(#29 JUN/2025)**

SAUCON VALLEY SCHOOL
DISTRICT
vs.

JEANETTE C. CONRAD

Property Address:

110 Northampton Street, Hellertown, PA 18055

UPI/Tax Parcel Number:

Q7SW3C/1/9B/0715

ALL THAT CERTAIN parcel of land situate in Hellertown Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Jeanette C. Conrad by deed recorded on March 26, 2021, in the Northampton County Recorder of Deeds office in Book 2021-1 at page 108352.

THEREON BEING ERECTED a three-story half-double residential dwelling with brick exterior, shingle roof and above-ground pool.

**No. C-48-CV-2022-05784
(#20 JUN/2025)**

PENNYMAC LOAN SERVICES, LLC
vs.

SHARON HILL

Property Address:

1800-B Merlot Drive, Easton, PA 18045

UPI/Tax Parcel Number:

N8/2/37-9B/0205

ALL THAT CERTAIN unit in the property known, named and identified as "Bordeaux Lofts at The

Vineyard at Wagner Farms, a Condominium", located in Bethlehem Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Sharon Hill by deed from Wagner Enterprises, Ltd., said deed recorded on October 17, 2012, in the Northampton County Recorder of Deeds office in Book 2012-1 at page 250807.

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

**No. C-48-CV-2022-05894
(#30 JUN/2025)**

TOWNSHIP OF PALMER
vs.

RUBEN TORRES

Property Address:

15 North Greenwood Avenue, Easton, PA 18045

UPI/Tax Parcel Number:

L8SE3/1/1/0324

ALL THAT CERTAIN lot and tract of ground situated in Palmer Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Ruben Torres by deed recorded on November 19, 2019, in the Northampton County Recorder of Deeds office in Book 2019-1 at page 258442.

THEREON BEING ERECTED a one-story ranch-style single residential dwelling with combination brick and stone exterior, shingle roof and attached one-car garage.

**No. C-48-CV-2022-06887
(#14 JUN/2025)**

WILMINGTON TRUST COMPANY,
AS SUCCESSOR TRUSTEE TO
BANK OF NEW YORK MELLON ET
AL.

vs.

CHAD MAES, KNOWN HEIR
FOR RUDY J. MAES, DECEASED,
CHRIS MAES, KNOWN HEIR FOR
RUDY J. MAES, DECEASED,
CRAIG MAES, KNOWN HEIR FOR
RUDY J. MAES, DECEASED, SUE
MURPHY, KNOWN HEIR FOR
RUDY J. MAES, DECEASED,
TANNA TAYLOR, KNOWN HEIR
FOR RUDY J. MAES, DECEASED,
TAYA MAES, KNOWN HEIR FOR
RUDY J. MAES, DECEASED,
UNKNOWN HEIRS OF JESSICA
MAES, DECEASED, UNKNOWN
HEIRS OF RUDY J. MAES,
DECEASED, UNITED STATES
OF AMERICA

Property Address:

15 Spring Water Court, Easton,
PA 18042

UPI/Tax Parcel Number:

N8/13/16/0836

ALL THAT CERTAIN parcel of land
situate in Williams Township,
Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is
vested in Rudy J. Maes and Barbara
J. Maes by deed from David L.
Herkalo and Loretta Herkalo,
husband and wife, said deed recorded
on August 7, 2001, in the Northamp-
ton County Recorder of Deeds office
in Book 2001-1 at page 155947. The
said Barbara J. Maes died on May 13,
2013, whereby title became vested
solely in Rudy J. Maes by operation
of law. And the said Rudy J. Maes
departed this life on February 21,
2021.

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

**No. C-48-CV-2022-08474
(#38 JUN/2025)**

U.S. BANK TRUST NATIONAL
ASSOCIATION ET AL.

vs.

CHARLES D. MONCAVAGE,
MARGARET M. MONCAVAGE

Property Address:

386 Nolf Road, Nazareth, PA
18064

UPI/Tax Parcel Number:

H7/14/21/0406

ALL THAT CERTAIN parcel of land
situate in Bushkill Township,
Northampton County, Pennsylvania,
and known as Lot No. 54 on a plan
of a Major Subdivision Revision,
Clearfield Crossing Phase IV - Lot 54,
being recorded in Record Book
1995-5 at page 268.

TITLE TO SAID PREMISES is
vested in Charles D. Moncavage and
Margaret M. Moncavage by deed from
Donald Cavaliere and Kathleen J.
Cavaliere, said deed recorded on May
31, 2002, in the Northampton County
Recorder of Deeds office in Book
2002-1 at page 141040.

THEREON BEING ERECTED a
two-story single residential dwelling
with vinyl siding, shingle roof,
detached garage and in-ground pool.

**No. C-48-CV-2022-08491
(#10 JUN/2025)**

BANGOR BOROUGH AUTHORITY

vs.

SOUSAN ALAWADHI

Property Address:

22 South 5th Street, Bangor, PA
18013

UPI/Tax Parcel Number:

E9NE1C/3/6/0102

ALL THAT CERTAIN messuage,
tract, piece or parcel of land situate
in Bangor Borough, Northampton
County, Pennsylvania.

TITLE TO SAID PREMISES is
vested in Sousan Alawadhi by deed
from Kirk R. Brown, said deed
recorded on March 17, 2011, in the
Northampton County Recorder of
Deeds office in Book 2011-1 at page
060915.

THEREON BEING ERECTED a one-and-one-half-story Cape Cod-style single residential dwelling with brick exterior, slate roof and attached one-car garage.

No. C-48-CV-2023-01546
(#26 JUN/2025)

U.S. BANK TRUST NATIONAL
ASSOCIATION ET AL.

vs.

JOHN DOBROTKA, JR.

Property Address:

213 Hunter Street, Easton, PA
18045

UPI/Tax Parcel Number:

L8/13/2-31/0324

ALL THAT CERTAIN piece, parcel or tract of land situate in Palmer Township, Northampton County, Pennsylvania, being known as Lot No. 31 of Ridgewood Acres as recorded in Map Book 83 at page 214.

TITLE TO SAID PREMISES is vested in John Dobrotka, Jr., by deed from Daniel L. Hendricks and Karen Hendricks, said deed recorded on January 29, 2002, in the Northampton County Recorder of Deeds office in Book 2002-1 at page 027032.

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

No. C-48-CV-2023-02042
(#25 JUN/2025)

CITIZENS BANK, N.A. s/b/m
TO CITIZENS BANK OF
PENNSYLVANIA

vs.

PAUL KADJO

Property Address:

20 Freds Court, Easton, PA 18042

UPI/Tax Parcel Number:

N9/6/14J/0836

ALL THAT CERTAIN parcel of land situate in Williams Township, Northampton County, Pennsylvania,

and being known as Lot No. 5 on the Fred Crivellaro Subdivision as recorded in Map Book 88 at page 318.

TITLE TO SAID PREMISES is vested in Paul Kadjo by deed from Peter Coletti, said deed recorded on March 28, 1994, in the Northampton County Recorder of Deeds office in Book 1994-2 at page 12527.

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

No. C-48-CV-2023-02671
(#1 JUN/2025)

WINDSTREAM CAPITAL, LLC

vs.

CURTIS R. BEAM, MARGARET
J. BEAM a/k/a MARGARET J. B.
BEAM

Property Address:

1506 Johnson Street, Easton, PA
18040

UPI/Tax Parcel Number:

K9SE2/7/3/0311

ALL THAT CERTAIN lot or piece of ground situate in Forks Township, Northampton County, Pennsylvania, being known as Lots Nos. 319, 320, 321, 322 and 323 as shown on map entitled "Property of Platt and Johnson", which map is recorded in Map Book 10 at page 11.

TITLE TO SAID PREMISES is vested in Curtis R. Beam and Margaret J. Beam by deed from Janet Van Anden, single, said deed recorded on December 7, 1994, in the Northampton County Recorder of Deeds office in Book 1994-6 at page 104043.

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

No. C-48-CV-2023-06901**(#7 JUN/2025)**NORTHAMPTON AREA SCHOOL
DISTRICT

vs.

KRAIG KOZAK, JAYNE KOZAK

Property Address:2747 Mountain View Drive, Bath,
PA 18014**UPI/Tax Parcel Number:**

H5/22/7/0520

ALL THAT CERTAIN message or
tenement and parcel or piece of land
situate in Moore Township,
Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is
vested in Kraig Kozak and Jayne
Kozak by deed recorded on December
30, 1997, in the Northampton County
Recorder of Deeds office in Book
1997-1 at page 144679.

THEREON BEING ERECTED a
wood barn.

No. C-48-CV-2023-07066**(#32 JUN/2025)**BETHLEHEM TOWNSHIP
MUNICIPAL AUTHORITY

vs.

TIWONA E. ORR

Property Address:4390 William Penn Highway,
Easton, PA 18045**UPI/Tax Parcel Number:**

M8NE4/8/19/0205

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

TITLE TO SAID PREMISES is
vested in Tiwona E. Orr by deed from
Charles P. Karam, said deed recorded
on July 1, 2019, in the Northampton
County Recorder of Deeds office in
Book 2019-1 at page 129648.

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

No. C-48-CV-2023-07851**(#22 JUN/2025)**U.S. BANK NATIONAL
ASSOCIATION ET AL.

vs.

BETH A. YUSCHOCK a/k/a

ELIZABETH A. YUSCHOCK,

KNOWN HEIR OF BARBARA A.

MUSSILLAMI, UNKNOWN HEIRS,

SUCCESSORS, ASSIGNS AND ALL

PERSONS, FIRMS OR

ASSOCIATIONS CLAIMING RIGHT,

TITLE OR INTEREST FROM OR

UNDER BARBARA A. MUSSILLAMI,

DECEASED, PAUL MUSSILLAMI,

KNOWN HEIR OF BARBARA A.

MUSSILLAMI, LORI A.

MUSSILLAMI, KNOWN HEIR OF

BARBARA A. MUSSILLAMI

Property Address:356 West Nesquehoning Street,
Easton, PA 18042**UPI/Tax Parcel Number:**

L9SE3D/5/13/0310

ALL THAT CERTAIN lot of land,
with the eastern one-half of a double
frame dwelling house thereon erected,
situate in Easton City, Northampton
County, Pennsylvania.

TITLE TO SAID PREMISES is
vested in Victor J. Mussillami and
Barbara A. Mussillami by deed from
Saul Saidel and Sadie S. Saidel, his
wife, said deed recorded on January
4, 1974, in the Northampton County
Recorder of Deeds office in Book 478
at page 526. The said Victor J. Mussil-
lami departed this life on September
28, 1996, whereby title became vested
solely in Barbara A. Mussillami. And
the said Barabara A. Mussillami
departed this life on December 27,
2020.

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

**No. C-48-CV-2023-08197
(#39 JUN/2025)**US BANK TRUST NATIONAL
ASSOCIATION ET AL.

vs.

JUNE MARIE SMITH a/k/a
JUNE M. SMITH**Property Address:**1825 Freemansburg Avenue,
Easton, PA 18042**UPI/Tax Parcel Number:**

L9SW3A/10/3/0837

ALL THAT CERTAIN eastern half of a double frame house and lot or piece of land situate on the north side of Freemansburg Avenue in Wilson Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Robert D. Smith and June M. Smith by deed from Harold Raymond Winter, Sr., and Helen E. Winter, said deed recorded on July 6, 1972, in the Northampton County Recorder of Deeds office in Book 430 at page 538. The said Robert D. Smith died on November 17, 2012, whereby title became vested solely in June M. Smith.

THEREON BEING ERECTED a two-story half-double residential dwelling with combination vinyl siding, faux stone facade and shingle roof.

**No. C-48-CV-2023-08682
(#27 JUN/2025)**

FORKS TOWNSHIP

vs.

JAMES L. GRAHAM,
SHAWN L. GRAHAM**Property Address:**1965 Jenkins Drive, Easton, PA
18040**UPI/Tax Parcel Number:**

K9SE2/4/27/0311

ALL THAT CERTAIN lot of land located in Forks Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in James L. Graham and Shawn L. Graham by deed from Shaun T. Mills, said deed recorded on July 20, 2004, in the Northampton County Recorder of Deeds office in Book 2004-1 at page 279012.

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

**No. C-48-CV-2024-02423
(#19 JUN/2025)**

SELENE FINANCE, L.P.

vs.

MATTHEW R. WASILAUSKI,
PATRICIA ANN REIFINGER a/k/a
PATRICIA A. REIFINGER**Property Address:**1386 Segal Court, Northampton,
PA 18067**UPI/Tax Parcel Number:**

M4NW1C/6/8/0522

ALL THAT CERTAIN messuage, tenement and tract of land located on the west side of Segal Court in Northampton Borough, Northampton County, Pennsylvania, designated as Lot 2 on the Lot Line Adjustment Plan of 1386-1396 Segal Court, which plan is recorded in Map Book 1994-5 at page 203.

TITLE TO SAID PREMISES is vested in Matthew R. Wasilauski and Patricia A. Reifinger by deed from Good As New Ventures, LLC, said deed recorded on May 10, 2022, in the Northampton County Recorder of Deeds office in Book 2022-1 at page 138839.

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-2024-04580
(#17 JUN/2025)**

BANK OF AMERICA, N.A.

vs.

TIFFANY LEDONNE

Property Address:

2655 Lower Way, Easton, PA
18040

UPI/Tax Parcel Number:

K9/39A/47/0311

ALL THAT CERTAIN piece, parcel or tract of land situate in Forks Township, Northampton County, Pennsylvania, and shown as Lot TH E191 on the Final Plan of Vista Estates, said Plan recorded in Map Book 1998-5 at page 340.

TITLE TO SAID PREMISES is vested in Tiffany Ledonne by deed from Strausser Enterprises, Inc., said deed recorded on February 4, 2002, in the Northampton County Recorder of Deeds office in Book 2002-1 at page 031196.

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

**No. C-48-CV-2024-06267
(#16 JUN/2025)**

PENNSYLVANIA HOUSING
FINANCE AGENCY

vs.

JODI L. MATTHEWS

Property Address:

185 West 27th Street, Northampton, PA 18067

UPI/Tax Parcel Number:

L4NW4D/2/5/0522

ALL THAT CERTAIN message or tenement and double frame dwelling house situate on the north side of 27th Street in the First Ward of Northampton Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Jodi L. Matthews by deed from Rachel Burrell, now by marriage known as Rachel Barron, said deed recorded on October 28, 2014, in the Northampton County Recorder of Deeds office in Book 2014-1 at page 188627.

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

**No. C-48-CV-2024-06701
(#21 JUN/2025)**

LAKEVIEW LOAN SERVICING, LLC
vs.

RICHARD M. GUMAN,
LORI A. GUMAN

Property Address:

3923 Autumn Ridge Road,
Bethlehem, PA 18017

UPI/Tax Parcel Number:

M6NW4/14/8/0214

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

TITLE TO SAID PREMISES is vested in Richard M. Guman and Lori A. Guman by deed from John Holiday and Dana Holiday, said deed recorded on October 31, 2008, in the Northampton County Recorder of Deeds office in Book 2008-1 at page 295261.

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

**No. C-48-CV-2024-08200
(#15 JUN/2025)**

FREEDOM MORTGAGE
CORPORATION

vs.

JOHN M. SOUSA

Property Address:

1202 Old Gate Road, Northampton, PA 18067

UPI/Tax Parcel Number:

L4/17/1-8/0501

ALL THAT CERTAIN lot, parcel or tract of land situate along the westerly side of Old Gate Road in Allen Township, Northampton County, Pennsylvania, and shown as Lot 8 on the subdivision plan for Wynne Field Estate, Phase 3, recorded in Map Book 2004-5 at page 379.

TITLE TO SAID PREMISES is vested in John M. Sousa by deed from Douglas S. Berg, said deed recorded on November 25, 2015, in the Northampton County Recorder of Deeds office in Book 2015-1 at page 234225.

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

**No. C-48-CV-2025-01137
(#24 JUN/2025)**

A10 CAP REO-1 EAST BROAD
CORPORATION

vs.

BROAD & NEW DEVELOPMENT
ASSOCIATES, L.P.

Property Address:

1 East Broad Street, Suite 110,
Bethlehem, PA 18018

UPI/Tax Parcel Number:

P6NE1D/8/2A/0204

ALL THOSE CERTAIN UNITS, designated as Units 1, 2, 4 and 5 in the One East Broad Condominiums, situate in Bethlehem City, Northampton County, Pennsylvania.

TITLE TO ALL FOUR PARCELS is vested in Broad & New Development Associates, L.P., by deed from Broad & New Development Associates, L.P., said deed recorded on October 3, 2019, in the Northampton County Recorder of Deeds office in Book 2019-1 at page 215626.

THEREON BEING ERECTED a five-story combination commercial structure/apartment building with brick exterior and flat roof.

Property Address:

1 East Broad Street, Suite 210,
Bethlehem, PA 18018

UPI/Tax Parcel Number:

P6NE1D/8/2B/02024

THEREON BEING ERECTED a five-story combination commercial structure/apartment building with brick exterior and flat roof.

Property Address:

1 East Broad Street, Suite 410,
Bethlehem, PA 18018

UPI/Tax Parcel Number:

P6NE1D/8/2D/0204

THEREON BEING ERECTED a five-story combination commercial structure/apartment building with brick exterior and flat roof.

Property Address:

1 East Broad Street, Suite 510,
Bethlehem, PA 18018

UPI/Tax Parcel Number:

P6NE1D/8/2E/0204

THEREON BEING ERECTED a five-story combination commercial structure/apartment building with brick exterior and flat 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.

CHRISTOPHER ZIEGER

Acting Sheriff

Northampton County,
Pennsylvania

DAVID M. CERAUL, ESQUIRE

Solicitor to the Sheriff

May 15, 22, 29

The Law Firm of Peters, Moritz, Peischl, Zulick, Landes & Brienza, LLP
welcomes **Attorney Charlene D. Rauscher**
to our office, in the heart of downtown Nazareth



Peters
Moritz
Peischl
Zulick
Landes
& Brienza, LLP



Attorney Rauscher specializes in Estate Planning and 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

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 _____

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TELEPHONE _____ FAX _____

E-MAIL _____

New information:

NAME _____

ADDRESS _____

TELEPHONE _____ FAX _____

E-MAIL _____

Lawyers Concerned For Lawyers Lawyers Only Recovery Meetings

Substance Use Only Recovery Meetings

Allegheny County
Berks County
Lackawanna County

Substance Use and Mental Health Recovery Meetings:

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

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

Stress, Anxiety and Depression

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

or

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



PERIODICAL PUBLICATION

* Dated Material. Do Not Delay. Please Deliver Before Tuesday, May 27, 2025