



Northampton County Reporter

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NO. 72

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NOTICE TO THE BAR...

Annual Summer Outing

Thursday, June 26, 2025 Louise Moore Park

**NORTHAMPTON COUNTY BAR ASSOCIATION
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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

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.

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.

Man's capacity for justice makes democracy possible, but man's inclination to injustice makes democracy necessary. ~ Reinhold Niebuhr

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**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

SECOND 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
Umberger 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

THIRD PUBLICATION

ARNOLD, DEBORAH S., dec'd.

Late of the Borough of Hellertown, Northampton County, PA
Administrator: Joseph T. Arnold, Sr. c/o David M. Backenstoe, Esquire, 148 Main Street, Hellertown, PA 18055
Attorney: David M. Backenstoe, Esquire, 148 Main Street, Hellertown, PA 18055

CUADRADO, NATHANAEL, dec'd.

Late of the Borough of Glendon, Northampton County, PA
Administrator: Nael Cuadrado-Paredes c/o William E. Hutcheson, III, Esquire, 91 Larry Holmes Drive, Suite 200, Easton, PA 18042
Attorney: William E. Hutcheson, III, Esquire, 91 Larry Holmes Drive, Suite 200, Easton, PA 18042

GERENCSER, STEPHANIE F., dec'd.

Late of Bethlehem Township, Northampton County, PA
Executrix: Debra A. Gerencser 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

GOURNET, GEOFFROY RAPHAEL, dec'd.

Late of the City of Easton, Northampton County, PA
Executrix: Virginie B. Gournet 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

LaMARCA, CHARLES JOHN, dec'd.

Late of Easton, Northampton County, PA
Executrix: Angela M. Case c/o John P. Rodgers, Esquire, 1170 Highway 315, Suite 1, Plains, PA 18702
Attorney: John P. Rodgers, Esquire, 1170 Highway 315, Suite 1, Plains, PA 18702

LEWIS, DARLENE, dec'd.

Late of Easton, Northampton County, PA
Executrix: Kali Lewis Basit c/o Michael A. Santanasto, Esquire, Santanasto Law, 210 E. Broad St., Bethlehem, PA 18018
Attorneys: Michael A. Santanasto, Esquire, Santanasto Law, 210 E. Broad St., Bethlehem, PA 18018

MALZ, JACK A., dec'd.

Late of Northampton, Northampton County, PA
Executrix: Sheri L. Malz a/k/a Sheri Lee Malz 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

MILTENBERGER, JAMES R.,
dec'd.

Late of the City of Bethlehem,
Northampton County, PA
Executrix: Nancy Lunsford
Miltengerber c/o Dionysios C.
Pappas, Esquire, Vasiliadis
Pappas Associates LLC, 2551
Baglyos Circle, Suite A-14,
Bethlehem, PA 18020

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

NOVAK, GEORGE J., dec'd.

Late of Palmer Township,
Northampton County, PA
Executor: Chris E. Novak c/o
Daniel M. O'Donnell, Esquire,
Maloney, Danyi & O'Donnell,
901 West Lehigh Street,
Bethlehem, PA 18018

Attorneys: Daniel M. O'Donnell,
Esquire, Maloney, Danyi &
O'Donnell, 901 West Lehigh
Street, Bethlehem, PA 18018

OHENE, KWASI, dec'd.

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

Administratrix: Serena
Korantema Ohene c/o David M.
Backenstoe, Esquire, 148 Main
Street, Hellertown, PA 18055
Attorney: David M. Backenstoe,
Esquire, 148 Main Street,
Hellertown, PA 18055

PAPANDREA, MICHAEL J., dec'd.

Late of the City of Easton,
Northampton County, PA

Administratrix: Lisa Marie
Becker c/o Goudsouzian &
Associates, 2940 William Penn
Highway, Easton, PA 18045

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

RUSO, TERRY ANN, dec'd.

Late of the City of Bethlehem,
Northampton County, PA
Co-Executors: Brianna Shea
McGraw and Robert V. Littner,
Esquire c/o 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

SCHUBERT, IRENE M., dec'd.

Late of the Borough of
Catasauqua, Northampton
County, PA

Executrix: Jane M. Schubert c/o
Andrew V. Schantz, Esquire,
Davison & McCarthy, P.C., Two
City Center, 645 Hamilton
Street, Suite 510, Allentown, PA
18101

Attorneys: Andrew V. Schantz,
Esquire, Davison & McCarthy,
P.C., Two City Center, 645
Hamilton Street, Suite 510,
Allentown, PA 18101

TALLARICO, ANNE H., dec'd.

Late of the City of Bethlehem,
Northampton County, PA
Executors: Jean Tallarico
Richmond, 3739 Collins Avenue,
Apt. 605, Miami Beach, FL
33140 and John J. Tallarico, Jr.,
274 Wedgewood Road,
Bethlehem, PA 18017

Attorney: Paul J. Harak, Esquire,
1216 Linden Street, P.O. Box
1409, Bethlehem, PA 18016

TSURUMAKI, DAINA V., dec'd.

Late of the Township of Williams,
Northampton County, PA

Co-Executors: Christopher Toshi
Tsurumaki and Marc John
Tsurumaki 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

NOTICES OF DISSOLUTION

NOTICE IS HEREBY GIVEN that
BOND & COMPANY, INC., whose
principal business office is located at
1003 Declaration Drive, Bethlehem,
PA 18017, is now engaged in winding
up and settling the affairs of the
corporation in accordance with
Section 1975 of the Pennsylvania
Business Corporation Law, 15 PA
C.S. Section 1975, and has filed the
Articles of Dissolution to terminate its
corporation existence.

May 15

NOTICE IS HEREBY GIVEN that
Articles of Dissolution will be filed
with the Department of State of the
Commonwealth of Pennsylvania, at
Harrisburg, Pennsylvania.

The name of the corporation is: **Bri
and Abbie's Angel Foundation, Inc.**

LATISHA B. SCHUENEMANN,
ESQUIRE
BARLEY SNYDER

2755 Century Boulevard
Wyomissing, PA 19610

May 15

NOTICE IS HEREBY GIVEN that
the shareholders and directors of
Vasko, Mike Productions, Inc., a
Pennsylvania for-profit corporation
having its registered office at 1617
Stoke Park Road, Bethlehem, PA

18017, is engaged in winding up and
settling the affairs of said Company
following the filing of a Certificate of
Dissolution with the Department of
State of the Commonwealth of
Pennsylvania pursuant to the
provisions of the Pennsylvania
Business Corporation Law of 1988,
as amended.

PAMELA N. ZETTERBERG,
ESQUIRE

PROKUP & SWARTZ

7736 Main Street
Fogelsville, PA 18051

May 15

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

NOTICE IS HEREBY GIVEN that
the following accounts in decedents
estates, have been filed in the Office
of the Orphans' Court of Northamp-
ton County, and that the same will
be called for Confirmation on MAY
22, 2025 at 9:00 A.M., IN
COURTROOM #10, at which time the
Courts will hear exceptions, and
make distribution of the balances
ascertained to be in the hands of
accountants.

NORTHAMPTON MEMORIAL
SHRINE LOT CARE TRUST; Kevin T.
Vitelli, Esquire

ESTATE OF DAVID M. MARTUCCI;
Douglas J. Tkacik, Esquire

ESTATE OF NORMA A.
McNAMARA; Douglas J. Tkacik,
Esquire

DOUGLAS L. REMALY TRUST;
Michael D. Recchiuti, Esquire

ESTATE OF ANN VERONICA
O'KEEFE; Joseph F. Leeson, III.,
Esquire

Patricia Manento
Register of Wills &
Clerk of Orphans' Court
May 8, 15

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on the 3rd day of April, 2025, the Petition of Genevieve Callahan was filed in Northampton County Court of Common Pleas at No. C-48-CV-2025-02948, seeking to change the name of Petitioner from Genevieve Callahan to Genevieve Kovacs Massaro. The Court has fixed Friday, June 23, 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 Petition should not be granted.

May 15

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on the 1st day of May, 2025, the Petition of Rowan Sam Faye was filed in Northampton County Court of Common Pleas at No. C-48-CV-2025-03832, seeking to change the name of Petitioner from Rowan Sam Faye to Rowan Sam Brahm. The Court has fixed Wednesday, June 18, 2025 at 9:00 a.m., in courtroom #TBD 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 15

**NOTICE OF
SERVICE BY PUBLICATION**

DIVORCE COMPLAINT

JUDE BLANCHARD

v.

MICHAEL FASHOLA

NORTHAMPTON COUNTY

NUMBER: C-48-CV-2024-11046

NOTICE

You, MICHAEL FASHOLA, have been sued in Court for Divorce by Plaintiff, JUDE BLANCHARD. If you wish to defend against the claims set forth in the following pages, you must take prompt action. You are warned that if you fail to do so, the case may proceed without you and a decree of divorce or annulment may be entered against you by the Court. A judgment may also be entered against you for any other claim or relief requested in these papers by the plaintiff. You may lose money or property or other rights important to you, including custody or visitation of your children.

When the ground for the divorce is indignities or irretrievable breakdown of the marriage, you may request marriage counseling. A list of marriage counselors is available in the Office of the Prothonotary at the Northampton County Courthouse, 1st floor, 669 Washington Street, Easton, Pennsylvania 18042.

IF YOU DO NOT FILE A CLAIM FOR ALIMONY, DIVISION OF PROPERTY, LAWYER'S FEES OR EXPENSES BEFORE A DIVORCE OR ANNULMENT IS GRANTED, YOU MAY LOSE THE RIGHT TO CLAIM ANY OF THEM.

YOU SHOULD TAKE THIS NOTICE 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. 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.

LAWYER REFERRAL SERVICE
P.O. Box 4733
Easton, PA 18042-4733
(610) 258-6333

NOTICE

If You, MICHAEL FASHOLA, wish to deny any of the statements set forth in this Affidavit, you must file a Counter-Affidavit (see below) within twenty days after this Affidavit has been served on you or the statements will be admitted.

AFFIDAVIT UNDER SECTION
3301(d) OF THE DIVORCE CODE

1. The parties to this action separated on June 13, 2023, and have continued to live separate and apart for a period of at least 1 year.

2. The marriage is irretrievably broken.

3. I understand that I may lose rights concerning alimony, division of property, lawyer's fees or expenses if I do not claim them before a divorce is granted. I verify that the statements made in this Affidavit are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. §4904 relating to unsworn falsification to authorities.

COUNTER-AFFIDAVIT UNDER
§3301(d) OF THE DIVORCE CODE

1. Check either (a) or (b):

(a) ___ I do not oppose the entry of a divorce decree.

(b) ___ I oppose the entry of a divorce decree because (Check (i), (ii), or both:

(i) The parties to this action have not lived separate and apart for a period of at least one year.

(ii) The marriage is not irretrievably broken.

2. Check either (a) or (b):

(a) ___ I do not wish to make any claims for economic relief. I understand that I may lose rights concerning alimony, division of property, lawyer's fees or expenses if I do not claim them before a divorce is granted.

(b) ___ I wish to claim economic relief, which may include alimony, division of property, lawyer's fees or expenses, or other important rights.

I understand that in addition to checking (b) above, I must also file all of my economic claims with the Prothonotary in writing and serve them on the other party. If I fail to do so before the date set forth on the Notice of Intention to Request Divorce Decree, the divorce decree may be entered without further notice to me, and I shall be unable thereafter to file any economic claims.

I verify that the statements made in this counter-affidavit are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. §4904, relating to unsworn falsification to authorities.

NOTICE: IF YOU DO NOT WISH TO OPPOSE THE ENTRY OF A DIVORCE DECREE AND YOU DO NOT WISH TO MAKE ANY CLAIM FOR ECONOMIC RELIEF, YOU SHOULD NOT FILE THIS COUNTER-AFFIDAVIT.

May 15

**NOTICE OF SERVICE OF
PROCESS BY PUBLICATION**

NORTH CAROLINA
HENDERSON COUNTY
IN THE GENERAL COURT
OF JUSTICE DISTRICT
COURT DIVISION
Shana Renee Frances

Plaintiff

v.

Willie J. Francis

Defendant

NO.: 25CV000413-440

To: Willie J. Francis, Defendant

Take notice that a pleading seeking relief against you has been filed in the above action. The nature of the relief being sought is as follows: Plaintiff is seeking judgement of absolute divorce.

You are required to make defense to such pleading no later than the 9th day of June 2025, which is 40 days from the first publication of this notice. Upon your failure to file a pleading by the above date, party seeking service against you will apply to the Court for the relief sought.

This the 17th day of April 2025.

Shana R. Frances

May 1, 8, 15

**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 Northampton 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 residential 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-2023-05400

(#28 JUN/2025)

WILSON AREA SCHOOL DISTRICT
vs.

MICHAEL KIEFER

Property Address:

10 Raubsville Road, Easton, PA
18042

UPI/Tax Parcel Number:

N10SW1/1/7/0836

ALL THAT CERTAIN lot or piece of ground, with the buildings, hereditaments and appurtenances thereon erected, situate in Williams Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Michael Kiefer by deed from Alice S. Groner, said deed recorded on May 4, 2022, in the Northampton County Recorder of Deeds office in Book 2022-1 at page 134325.

THEREON BEING ERECTED a three-story colonial-style single residential dwelling with combination stone and stucco exterior, shingle roof, detached two-car garage and shed.

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



PERIODICAL PUBLICATION

* Dated Material. Do Not Delay. Please Deliver Before Monday, May 19, 2025