



Northampton County Reporter

(USPS 395-280)

VOL. LXIII

EASTON, PA May 29, 2025

NO. 74

CONTENTS

Bar News	3	Estate and Trust Notices	4
Corporate Fictitious Name		Legal Notices	9
Registration Notice	9	Notice of Dissolution	9
Court Calendar	19	Sheriff's Sale	10



NOTICE TO THE BAR...

Annual Summer Outing

Thursday, June 26, 2025 Louise Moore Park

Register at: www.norcobar.org – under “Calendar”

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

Rebecca Kulik. President
Michael A. Santanasto President-Elect
Richard Eugene Santee Vice President
Jill Kelly McComsey Treasurer
Isaac A. Hof Secretary
Jeremy F. Clark Past President

BOARD OF GOVERNORS

Syzane Arifaj
Abigail Bellafatto
Gary A. Brienza
David M. Ceraul
Michael J. McKarski
Irene Montero-Harris
Mark B. Stanziola

ZONE II DELEGATES

Gary A. Brienza
William E. Hutcheson, III
Lori A. Molloy
Keri A. Schantz
Michael J. Vargo

Northampton County Reporter

Attorney Referral & Information Service

155 South Ninth Street, P.O. Box 4733

Easton, PA 18042

Phone (610) 258-6333 Fax (610) 258-8715

E-mail: ncba@norcobar.org

PBA (800) 932-0311—PBI (800) 932-4637

BAR ASSOCIATION STAFF

Mary Beth Leeson Executive Director
Rose Wedde Accounting
Pamela Frick Smith. Legal Journal
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.

Subscription Price—\$75.00 per year.

Periodical Postage Paid at Easton, PA and additional office.

Postmaster: Send all communications and address changes to:

NORTHAMPTON COUNTY REPORTER

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.

Register now! www.norcobar.org – under “Calendar”

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

Tickets are on sale now. Purchase at www.norcobar.org – under “Calendar”

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.

Freedom is never more than one generation away from extinction. It must
be fought for, protected, and handed on for them to do the same.
~ Ronald Reagan

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**BEAMER, JACK O.,** dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Executor: Glenn Beamer c/o Karl F. Longenbach, Esquire, 425 W. Broad Street, Bethlehem, PA 18018

Attorney: Karl F. Longenbach, Esquire, 425 W. Broad Street, Bethlehem, PA 18018

DENZEL, MARGARET E., dec'd.

Late of Easton, Northampton County, PA

Executor: Andrew C. Denzel, 6040 Lori Court, Center Valley, PA 18034

Attorney: Mary Kay Kelm, Esquire, 2326 N. Broad St., Suite 200, Colmar, PA 18915

GRYTA, RICHARD, dec'd.

Late of the Township of Washington, Northampton County, PA

Executor: David Dennis Gryta 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

IVERSON, JOHN I., dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executrix: Nancy Ann Iverson a/k/a Nancy Ann Gargiulo c/o Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045

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

KISH, DENNIS J., dec'd.

Late of the Borough of North Catasauqua, Northampton County, PA

Administrator c.t.a.: Jeffrey David Kish c/o Timothy J. Duckworth, Esquire, Mosebach, Funt, Dayton & Duckworth, P.C., 2045 Westgate Drive, Suite 404, Bethlehem, PA 18017

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

MACKES, RAYMOND H., JR., dec'd.

Late of 764 Prospect Street, Tatamy, Northampton County, PA

Co-Administrators: Kyle K. Mackes, 467 Stone Road, Mohrsville, PA 19541 and Jared R. Mackes, 764 Prospect Street, P.O. Box 192, Tatamy, PA 18085
Attorneys: Russell E. Farbiarz, Esquire, Antanavage Farbiarz, PLLC, 64 North Fourth Street, Hamburg, PA 19526

MILLER, RONALD P., dec'd.

Late of Northampton, Northampton County, PA

Personal Representative: Michael K. Miller c/o Catherine E. Sears, Esquire, Gross McGinley, LLP, 33 S. 7th St., P.O. Box 4060, Allentown, PA 18105-4060
Attorneys: Catherine E. Sears, Esquire, Gross McGinley, LLP, 33 S. 7th St., P.O. Box 4060, Allentown, PA 18105-4060

MORRIS, SARA ANN, dec'd.

Late of Bethlehem, Northampton County, PA

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

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

REGAN, ROBERT A., dec'd.

Late of 95 Glenmoor Circle S., Easton, Northampton County, PA

Personal Representative: Linda Patterson Regan c/o Catherine E. Sears, Esquire, Gross McGinley, LLP, 33 S. 7th St., P.O. Box 4060, Allentown, PA 18105-4060

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

REICH, JACQUELYN M., dec'd.

Late of the Township of Williams, Northampton County, PA

Executrix: Theresa Hogan, Esquire, 340 Garden Street, Easton, PA 18042

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

SHERIDAN, LAWRENCE D., dec'd.

Late of Bethlehem, Northampton County, PA

Executor: Mary Katherine McKenna c/o William W. Matz, Jr., Esquire, 211 W. Broad Street, Bethlehem, PA 18018-5517

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

WILLIAMS, ANITA LOUISE a/k/a ANITA L. WILLIAMS, dec'd.

Late of Bath, Northampton County, PA

Executrix: Lisa M. Caiazzo 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

SECOND 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

THIRD 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, Northampton 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, Northampton 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, Northampton 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, Lehigh, PA 18253

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

**CORPORATE FICTITIOUS NAME
REGISTRATION NOTICE**

NOTICE IS HEREBY GIVEN, pursuant to the provisions of the Fictitious Name Act of December 16, 1982, P.L.1309, as amended, that an application for registration of a fictitious name was filed in the office of the Secretary of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the conduct of business in Northampton County, Pennsylvania, under the assumed or fictitious name, style or designation of:

CWTAP

The name and address of the entity owning or interested in said business is White Eagle Marketing, LLC, 15 Nottingham Way, Middletown, NJ 07748.

May 29

NOTICE OF DISSOLUTION

NOTICE IS HEREBY GIVEN that the directors of **Ruggiero Brothers, Inc.**, a Pennsylvania corporation, with an address at 1830 Chester Road, Bethlehem, Pennsylvania 18017, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 5971 of the Pennsylvania Business Corporation Law of 1988.

MATTHEW T. TRANTER, ESQUIRE
KING, SPRY, HERMAN, FREUND &
FAUL, LLC

One West Broad Street
Suite 700
Bethlehem, PA 18018

May 29

**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@mfddlaw.com and wdayton@mfddlaw.com.

May 22, 29

PUBLIC NOTICE OF AN EXISTING NOTICE OF NO TRESPASS AND REVOCATION OF THE WAIVER AGREEMENT AND ANY SPECIAL POWER OF ATTORNEY IN PAST AFFECTING SAME

KNOW ALL MEN BY THESE PRESENTS:

I, GEORGE ALPHONSE POLAK said legal owner of land located at 3110 Bath Pike, Nazareth, PA 18064 with a land identifier as PARID: K6 8 1A 0432 had previously executed a WAIVER agreement with officers, employees, consultants, and authorized representatives of UPPER NAZARETH TOWNSHIP on July 31, 2024, Exhibit (A), and that these said such officers, employees, consultants, and authorized representatives of said UPPER NAZARETH TOWNSHIP, now of this current date, are ***no longer expressly permitted*** to enter the land in connection with the Penn Dixie Commercial Park project initiated by Lewis Ronca of

RONCA DEVELOPMENT, LLC and adherence to previously posted, published, and recorded in the Northampton County Recorder of Deeds a ... PUBLIC NOTICE OF AN EXISTING NOTICE OF NO TRESPASS shall from this date forward be honored again or suffer the consequences of any violations as per the ordinances established under same. The original NOTICE OF NO TRESPASS has legally been verified as clear and unambiguous.

A complete copy of Notice of the No Trespass sign(s) posted, and **REVOCATION OF THE WAIVER AGREEMENT AND ANY SPECIAL POWER OF ATTORNEY IN PAST AFFECTING SAME** with a list of applicable ordinances and fee schedule you are subject to, are available upon request by mailing said requests to Owner: George-A. Polak c/o 3110 Bath Pike, Nazareth, Pennsylvania [18064].

May 29

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-2021-07710
(#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-2022-03966
(#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 message, 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 messuage 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 messuage 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 residential 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. Mussillami 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 messuage 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

JUNE 2025

MON	TUE	WED	THU	FRI
2 Criminal	3 Criminal Juvenile	4 Criminal Misc. Hrngs. Civil Call—Tr. Final PFA Hrngs.	5 Arraignments Juvenile Dependency	6 Juvenile Dependency
9 DRS ARD/ Summaries ASP	10 DRS Civil Pretrials Juvenile	11 Misc. Hrngs. Final PFA Hrngs.	12 Juvenile Dependency Naturalization 1:30 p.m.	13 Juvenile Dependency
16 Arraignments	17 Argument ASP Juvenile	18 Misc. Hrngs. Final PFA Hrngs.	19 Juneteenth (Observed)	20 Juvenile Dependency
23 Non-Jury	24 Non-Jury Juvenile	25 Non-Jury Final PFA Hrngs.	26 O.C. Audit Juvenile Dependency	27 Juvenile Dependency
30				



PERIODICAL PUBLICATION

*** Dated Material. Do Not Delay. Please Deliver Before Monday, June 2, 2025**