



Northampton County Reporter

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EASTON, PA June 19, 2025

NO. 77

CONTENTS

Administrative Order 2025-04	21	Estate and Trust Notices	4
Audit—Orphans' Court	10	Legal Notices	10
Bar News	3	Notice of Foreign Withdrawal	10
		Sheriff's Sale	12

NOTICE TO THE BAR...

Annual Summer Outing

Thursday, June 26, 2025 Louise Moore Park

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

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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**Register Now!**

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”

Save the Dates

Malpractice Avoidance Seminar – Wednesday, September 24, 2025

12:00 – 1:30 p.m. – Jury Lounge

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.

Patriotism is not short, frenzied outbursts of emotion, but the tranquil and steady dedication of a lifetime. ~ Adlai Stevenson II

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**ANTHONY, JOHN PETER, dec'd.**

Late of Easton, Northampton County, PA

Executrix: Alicia Jeanne Erwine,
11 Colonial Drive, Mountain Top,
PA 18707

BANUS, PATRICIA ANN, dec'd.

Late of Easton, Northampton County, PA

Executor: Larry L. Belkey c/o
Kristin M. Harvey, Esquire,
Knafo Law Offices, LLC, 2400
Schoenersville Road, Bethlehem,
PA 18017

Attorney: Kristin M. Harvey,
Esquire, Knafo Law Offices, LLC,
2400 Schoenersville Road,
Bethlehem, PA 18017

BELKEY, RUTH VIOLA, dec'd.

Late of Easton, Northampton County, PA

Executor: Larry L. Belkey c/o
Kristin M. Harvey, Esquire,
Knafo Law Offices, LLC, 2400
Schoenersville Road, Bethlehem,
PA 18017

Attorney: Kristin M. Harvey,
Esquire, Knafo Law Offices, LLC,
2400 Schoenersville Road,
Bethlehem, PA 18017

**CRAVEN, HUGH A., JR. a/k/a
HUGH ANTHONY CRAVEN,
JR., dec'd.**

Late of Bushkill Township,
Northampton County, PA

Executrix: Kathryn Ruth Craven
c/o Michael E. Riskin, Esquire,
18 E. Market Street, Bethlehem,
PA 18018

Attorney: Michael E. Riskin,
Esquire, 18 E. Market Street,
Bethlehem, PA 18018

HALKO, JOHN P., dec'd.

Late of the City of Bethlehem,
Northampton County, PA

Executor: John Joseph Halko
c/o Richard Eugene Santee,
Esquire, Shay, Santee, Kelhart
& Deschler LLC, 44 E. Broad
Street, Suite 210, Bethlehem, PA
18018

Attorneys: Richard Eugene
Santee, Esquire, Shay, Santee,
Kelhart & Deschler LLC, 44 E.
Broad Street, Suite 210,
Bethlehem, PA 18018

KILPATRICK, NANCY M., dec'd.

Late of the Township of Forks,
Northampton County, PA

Executrix: Kimberly M. Wismer
Attorney: Nicholas R. Sabatine,
III, Esquire, 16 S. Broadway,
Suite 1, Wind Gap, PA 18091

**KOCHER, JOHN EARL CHARLES,
JR., dec'd.**

Late of the Borough of Stocker-
town, Northampton County, PA

Executrix: Sharon Allison Kocher
Leh 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

MAJCZAN, ELIZABETH A., dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executor: David Brian Majczan c/o Robert V. Littner, Esquire, Littner & Littner Law Offices, PLLC, 512 North New Street, Bethlehem, PA 18018

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

ODENWELDER, DAVID L., dec'd.

Late of Northampton Borough, Northampton County, PA

Personal Representatives: Sandra Lynn Sywensky a/k/a Sandra Lynn Ressler, Jeffrey David Odenwelder and Jon David Odenwelder c/o Victor F. Cavacini, Esquire, 33 S. 7th Street, P.O. Box 4060, Allentown, PA 18105-4060

Attorney: Victor F. Cavacini, Esquire, 33 S. 7th Street, P.O. Box 4060, Allentown, PA 18105-4060

PANELLA, VIVIAN JOSEPHINE, dec'd.

Late of the Township of Palmer, Northampton County, PA

Administrator: Jack A. Panella c/o Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045

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

PERRETT, ANTHONY L., dec'd.

Late of Bethlehem, Northampton County, PA

Administrators: Deborah M. Perrett and Daniel A. Perrett 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

RONCA, JOSEPH JOHN, dec'd.

Late of the Borough of Pen Argyl, Northampton County, PA

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

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

RUGGIERO, GRACE M., dec'd.

Late of Northampton County, PA

Administrator: Domenico A. Ruggiero, III, 142 Hickory Lane, Saylorsburg, PA 18353

Attorneys: Joseph S. Wiesmeth, Esquire, Joseph S. Wiesmeth Attorney at Law, P.C., 919 Main Street, Stroudsburg, PA 18360

SKUMANICH, DOLORES A., dec'd.

Late of Bethlehem, Northampton County, PA

Administratrix: Stephanie Ann Skumanich c/o Michael D. Recchiuti, Esquire, 60 West Broad Street, Suite 303, Bethlehem, PA 18018

Attorney: Michael D. Recchiuti, Esquire, 60 West Broad Street, Suite 303, Bethlehem, PA 18018

TOTH, MARK JOSEPH, V, dec'd.

Late of the Borough of Free-mansburg, Northampton County, PA

Administratrix: Chelsea Joy Stein c/o Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045

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

SECOND PUBLICATION

DEMKO, ALMORINDA ANN, dec'd.

Late of Bethlehem, Northampton County, PA

Administratrix: Linda Ann Demko Goldman 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

GRUBBS, JEAN W., dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executrix: Karen G. Lazar, 2044 Good Life Way, Hardeeville, SC 29927

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

JONES, BETTY L., dec'd.

Late of Northampton County, PA

Administratrix: Connie J. Merwine, Esquire, 501 New Brodheadsville Blvd. N., Brodheadsville, PA 18322

Attorney: Connie J. Merwine, Esquire, 501 New Brodheadsville Blvd. N., Brodheadsville, PA 18322

KOUFALIS, STEPHANIE A. a/k/a STEPHANIE ANN KOUFALIS, dec'd.

Late of Easton, Northampton County, PA

Executor: Michael C. Marschewski, 270 Bougher Hill Rd., Easton, PA 18042

Attorneys: Dorothy K. Weik-Hange, Esquire, Landis, Hunsberger, Gingrich & Weik, LLP, 114 East Broad Street, P.O. Box 769, Souderton, PA 18964

MILLER, RONALD P., dec'd.

Late of Northampton, Northampton County, PA

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

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

MOHN, FLOYD W., dec'd.

Late of the Township of Plainfeild, Northampton County, PA

Administratrix: Cynthia J. Mohn 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

OVERHOLT, WILLIAM W., dec'd.

Late of Walnutport, Northampton County, PA

Executrix: Carol Ann Overholt c/o Joshua D. Shulman, Esquire, Shulman Law Office PC, 1935 Center Street, Northampton, PA 18067

Attorneys: Joshua D. Shulman, Esquire, Shulman Law Office PC, 1935 Center Street, Northampton, PA 18067

PITTMAN, BRENDA, dec'd.

Late of Walnutport, Northampton County, PA

Administrator: Charles T. Benninger c/o Yary L. Ledee de Leon, Esquire, Shulman Law Office PC, 1935 Center Street, Northampton, PA 18067

Attorneys: Yary L. Ledee de Leon, Esquire, Shulman Law Office PC, 1935 Center Street, Northampton, PA 18067

PODLEISZEK, FRANK E., dec'd.

Late of the City of Bethlehem, Northampton County, PA
Administrator: Ronald R. Podleiszek 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

RAUB, ANNA M., dec'd.

Late of Bethlehem, Northampton County, PA
Executor: Debra R. Mjaatvedt 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

REIHL, FREDERICK T., dec'd.

Late of Bethlehem Township, Northampton County, PA
Co-Executors: Frederick James Reihl and Paul J. Schuler 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

ROE, DEBORAH L., dec'd.

Late of the Township of Forks, Northampton County, PA
Administrator: John Thomas Cullen c/o Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045

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

SHOON, GLEN STEPHEN, dec'd.

Late of the Township of Palmer, Northampton County, PA
Administrator: Michael Antony Shoon-Abadia 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

STEINER, DORIS I., dec'd.

Late of the Township of Lehigh, Northampton County, PA
Doris Steiner Revocable Trust Dated August 16, 2023
Trustee: Kay Aarthun 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

SZYMANSKI, STANLEY A., dec'd.

Late of Bath Borough, Northampton County, PA
Administratrix: Patricia Lynn Mello c/o Jeremy Z. Mittman, Esquire, 593 Bethlehem Pike, Montgomeryville, PA 18936
Attorney: Jeremy Z. Mittman, Esquire, 593 Bethlehem Pike, Montgomeryville, PA 18936

WESTON, NICHOLAS J., SR., dec'd.

Late of the Township of Lower Mt. Bethel, Northampton County, PA

Executrix: Diana Weston Mai
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

THIRD PUBLICATION

CARTAXO, MARIA L., dec'd.

Late of the Borough of Hellertown,
Northampton County, PA

Executor: Daniel Santos Cartaxo,
Jr. 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

DIDOMENICO, LOUIS J., dec'd.

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

Executor: James R. Didomenico
c/o Goudsouzian & Associates,
2940 William Penn Highway,
Easton, PA 18045

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

DONOSO, LOUIS F., dec'd.

Late of the Township of
Bethlehem, Northampton
County, PA

Co-Executors: Judith M. Kauker
and Ronald Louis Donoso 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

EDELEN, NANCY LACKEY, dec'd.

Late of the Borough of Hellertown,
Northampton County, PA

Executrix: Andrea E. Powell 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

FOGEL, RICHARD DAVID, dec'd.

Late of the Township of
Bethlehem, Northampton
County, PA

Administrators: Susan Carol
Fogel and Richard Raymond
Fogel 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

HILLE, PATRICIA A. CROWDER, dec'd.

Late of Bethlehem Township,
Northampton County, PA

Executor: John Francis Hille c/o
Timothy B. Fisher, II, Esquire,
Fisher & Fisher Law Offices, P.O.
Box 396, Gouldsboro, PA 18424
Attorneys: Timothy B. Fisher, II,
Esquire, Fisher & Fisher Law
Offices, P.O. Box 396,
Gouldsboro, PA 18424

HILLIARD, DWIGHT RANDELL, dec'd.

Late of the City of Bethlehem,
Northampton County, PA

Administratrix: Ciarha Jade
Hilliard, 1724 Callone Ave.,
Bethlehem, PA 18017

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

HYNES, MARY JANE K., dec'd.

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

Executor: John Giacomo Giacalone

Attorneys: Edwin A. Abrahamsen, Esquire, Abrahamsen, Conaboy & Abrahamsen, P.C., 255 E. Grove St., 2nd Fl., Clarks Summit, PA 18411

KLEPEISZ, CATHERINE M., dec'd.

Late of the Township of Bushkill, Northampton County, PA

Executor: Thomas E. Klepeisz 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

McHUGH, DENNIS MICHAEL, dec'd.

Late of Palmer Township, Northampton County, PA

Administratrix: Julianne Mara Pease c/o Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045

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

SIGAFOOS, KATHY E., dec'd.

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

Executrix: Kimberly Ann Deblasio 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

SKUTCHES, MARY ANN, dec'd.

Late of Hanover Township, Northampton County, PA

Executor: David A. Skutches 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

SMITH, CAROLYN B., dec'd.

Late of the Township of Palmer, Northampton County, PA

Executrix: Jessica B. Parsons 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

SNYDER, BEVERLY A., dec'd.

Late of the Township of Moore, Northampton County, PA

Executor: Thomas C. Snyder, Jr. 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

ZIMMERMAN, NANCY K., dec'd.

Late of the Township of Palmer, Northampton County, PA

Executrix: Debra Sue Zimmerman c/o Ellen M. Kraft, Esquire, 4510 Bath Pike, Suite 201, Bethlehem, PA 18017

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

**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 Northampton County, and that the same will be called for Confirmation on JUNE 26, 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.

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

Patricia Manento
Register of Wills &
Clerk of Orphans' Court
June 12, 19

**NOTICE OF FOREIGN
WITHDRAWAL**

In compliance with the requirements of the applicable provisions of 15 Pa.CS. 415 or 417, **KGB CARRIER NEW YORK, INC., OPERATOR SERVICE COMPANY, LLC, KGB DEALS, INC.,** and **KGBDEALS SHOPPING, INC.** intend to withdraw their registrations to do business in the Commonwealth of Pennsylvania. The jurisdiction of formation for each company is Delaware, and the registered agent provider in Pennsylvania is National Registered Agents, Inc.

June 19

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on the 21st day of May, 2025, the Petition of Bryan Buss was filed in Northampton County Court of Common Pleas at No. C-48-CV-2025-04515, seeking to change the name of Petitioner from Bryan Paul Buss to

Bryan Jakari Davis. The Court has fixed Monday, July 28, 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.

June 19

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on the 20th day of May, 2025. The Petition of Juan Salgado was filed in Northampton County Court of Common Pleas at No. C-48-CV-2025-04477, seeking to change the name of Petitioner from Juan Salgado to John Salgado. The court has fixed Monday, July 21, 2025 at 9 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.

June 19

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

RACHEL KAGARISE

Plaintiff

vs.

GAGE STELZER

Defendant

NO. C-48-CV-2025-00497

JURY TRIAL DEMANDED

(12 JURORS)

TO: GAGE STELZER

NOTICE

NATURE OF THE ACTION: Personal
Injury—Automobile Accident

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objection in writing with the Court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

LAWYER REFERRAL SERVICE

Northampton County

Bar Association

P.O. Box 4733

Easton, PA 18042

(610) 258-6333

MARK K. ALTEMOSE, ESQUIRE

I.D. No.: 58939

COHEN FEELEY ALTEMOSE &

RAMBO

Attorneys for Plaintiffs

2851 Baglyos Circle

Suite 200

Bethlehem, PA 18020

June 19

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

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION

Plaintiff

vs.

Amy McHugh, as believed Heir
and/or Administrator to the Estate
of Patricia A. Pierce; Unknown Heirs
and/or Administrators of the Estate
of Patricia A. Pierce

Defendants

NO.: C-48-CV-2025-03862

TO: Unknown Heirs and/or Administrators of the Estate of Patricia A. Pierce, Unknown Heirs and/or Administrators of the Estate of Patricia A. Pierce, Amy McHugh, as believed Heir and/or Administrator to the Estate of Patricia A. Pierce, Amy McHugh, as believed Heir and/or Administrator to the Estate of Patricia A. Pierce

You are hereby notified that Plaintiff, JPMorgan Chase Bank, National Association, filed an Action in Mortgage Foreclosure endorsed with a Notice to Defend, in the Court of Common Pleas of Northampton County, Pennsylvania, docketed to No. C-48-CV-2025-03862, seeking to foreclose the mortgage secured by the real estate located at 1719 Callone Avenue, Bethlehem, PA 18017.

A copy of the Action in Mortgage Foreclosure will be sent to you upon request to the Attorney for the Plaintiff, MDK Legal, P.O. Box 165028, Columbus, OH 43216-5028. Phone (614) 220-5611.

You have been sued in court. If you wish to defend against the claims in this notice, you must take action within twenty (20) days after this publication, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the

claims set forth against you. 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 any money claimed 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 NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE 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

Lawyer Referral Service (ARIS)

P.O. Box 4733

Easton, PA 18042

(610) 258-6333

June 19

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

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on JULY 11, 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-2016-05550
(#4 JUL/2025)**

CASCADE FUNDING MORTGAGE
TRUST HB7

vs.

JANET L. FRANKENFIELD

Property Address:

3655 Nijaro Road, Bethlehem, PA 18020

UPI/Tax Parcel Number:

M7NW4/1/1B/0205

ALL THAT CERTAIN parcel, piece or tract of land situate in Bethlehem Township, Northampton County, Pennsylvania, and being Lot 9 on the Plan of Oakland Hills Subdivision Moser Tract Number 1, Section "C", Block "U", said Plan recorded in Plan Book 43 at page 1.

TITLE TO SAID PREMISES is vested in Wallace Frankenfield and Janet Frankenfield, his wife, by deed from Nija Realty Corp., said deed recorded on September 30, 1977, in the Northampton County Recorder of Deeds office in Book 572 at page 155. The said Wallace Frankenfield died on May 2, 2013, whereby title became vested solely in Janet Frankenfield.

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

**No. C-48-CV-2018-09767
(#24 JUL/2025)**

WILSON AREA SCHOOL DISTRICT
vs.

JOSEPH P. MASIADO, JR.

Property Address:

165 Steely Hill Road, Easton, PA 18042

UPI/Tax Parcel Number:

P9/16/2/0836

ALL THAT CERTAIN messuage and tract, piece or parcel of land situate in Williams Township, Northampton County, Pennsylvania, being Lot 1 as shown on a minor subdivision plan for lands owned by Joseph Masiado as prepared by Lehigh Engineering Associates, Inc., recorded November 16, 2001, in Record Book 2001-5 at page 334.

TITLE TO SAID PREMISES is vested in Joseph P. Masiado, Jr., by deed from Joseph P. Masiado, Jr., said deed recorded on January 23, 2002, in the Northampton County Recorder of Deeds office in Book 2002-1 at page 021104.

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

**No. C-48-CV-2021-00461
(#19 JUL/2025)**

CITY OF BETHLEHEM

vs.

JORGE CANCEL

Property Address:

812 Bastian Street, Bethlehem, PA 18015

UPI/Tax Parcel Number:

P6SW3B/3/33/0204

ALL THAT CERTAIN message, tenement and lot or piece of ground situate in Bethlehem City, Northampton County, Pennsylvania, being the eastern part of lots more particularly described according to a plan of lots of the Hellenor Farm as laid out in December, A.D. 1894.

TITLE TO SAID PREMISES is vested in Jorge Cancel by deed from Brian K. Peiffer, Sr., and Jamie L. Peiffer, said deed recorded on January 6, 2010, in the Northampton County Recorder of Deeds office in Book 2010-1 at page 002551.

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

**No. C-48-CV-2021-08513
(#25 JUL/2025)**

BOROUGH OF FREEMANSBURG

vs.

PHILLIP J. SPINELLA

Property Address:

333 Main Street, Freemansburg, PA 18017

UPI/Tax Parcel Number:

N7SW3C/25/4/0212

ALL THAT CERTAIN message, tenement and lot or piece of ground situate on the east side of Main Street in Freemansburg Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Philip J. Spinella by deed from Philip J. Spinella, said deed recorded on May 20, 2005, in the Northampton County Recorder of Deeds office in Book 2005-1 at page 189547.

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

**No. C-48-CV-2022-05074
(#18 JUL/2025)**

CITY OF BETHLEHEM

vs.

MICHELLE CONRAD,
SANDRA WERNER

Property Address:

818 Wood Street, Bethlehem, PA 18018

UPI/Tax Parcel Number:

P6NE2A/13/18/0204

ALL THAT CERTAIN tract, piece or parcel of land, with the message or tenement thereon erected, situate, lying and being in the Fifteenth Ward of Bethlehem City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Sandra Werner and Michelle Conrad by deed from Nathan Green, said deed recorded on February 13, 2008, in the Northampton County Recorder of Deeds office in Book 2008-1 at page 039885.

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

No. C-48-CV-2022-05893
(#30 JUL/2025)

TOWNSHIP OF PALMER

vs.

CHRISTOPHER J. VANGELI,
KARIN KNOWLSON VANGELI

Property Address:

17 Devon Drive, Easton, PA 18045

UPI/Tax Parcel Number:

L8SE1/7/1C-5/0324

ALL THAT CERTAIN parcel of land situate in Palmer Township, Northampton County, Pennsylvania, being Lot No. 20 as shown on Plan of Hillview Terrace as recorded in Plan Book 22 on page 21.

TITLE TO SAID PREMISES is vested in Karin Knowlson Vangeli and Christopher J. Vangeli by deed recorded on December 28, 2006, in the Northampton County Recorder of Deeds office in Book 2006-1 at page 532739.

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

No. C-48-CV-2023-04735
(#23 JUL/2025)

BETHLEHEM AREA SCHOOL
DISTRICT

vs.

JNJ TANG, LLC

Property Address:

2342 Easton Avenue, Bethlehem,
PA 18017

UPI/Tax Parcel Number:

N7NW4D/17/3/0204

ALL THAT CERTAIN lot or piece of ground situate in Bethlehem City, Northampton County, Pennsylvania, and described according to a survey made by G. Edwin Pidcock Company Registered Engineers, dated April 7, 1956.

TITLE TO SAID PREMISES is vested in JNJ Tang, LLC, by deed recorded on August 18, 2021, in the Northampton County Recorder of Deeds office in Book 2021-1 at page 298213.

THEREON BEING ERECTED a one-story commercial restaurant with brick exterior and shingle roof.

No. C-48-CV-2023-05779
(#37 JUL/2025)

BETHLEHEM AREA SCHOOL
DISTRICT

vs.

MATADOR HOLDING CO., LLC

Property Address:

617 School Street, Bethlehem, PA
18018

UPI/Tax Parcel Number:

P6NE1D/9/2A/0204

ALL THAT CERTAIN message, tenement and tract of land located on the west side of School Street in Bethlehem City, Northampton County, Pennsylvania, and known as Lot "B" of the West-School Subdivision, as recorded July 28, 1987, in Plan Book 87 at page 223.

TITLE TO SAID PREMISES is vested in Matador Holding Co., LLC, by deed from Jacquelynn Simone, said deed recorded on December 9, 2021, in the Northampton County Recorder of Deeds office in Book 2021-1 at page 441597.

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

No. C-48-CV-2023-06627
(#38 JUL/2025)

BETHLEHEM AREA SCHOOL
DISTRICT

vs.

ELSIE DUARTE

Property Address:

1486 Holland Avenue, Bethlehem,
PA 18017

UPI/Tax Parcel Number:

M7SW4/19/3/0204

ALL THAT CERTAIN piece or parcel of ground situate in the Fourteenth Ward of Bethlehem City, Northampton County, Pennsylvania, being Lot #7 in Block D of Town and County Estates as shown on the map or plan dated April, 1964, and recorded in Plan Book 19 at page 27.

TITLE TO SAID PREMISES is vested in Elsie Duarte by deed from Deborah Pianowski, said deed recorded on November 26, 2018, in the Northampton County Recorder of Deeds office in Book 2018-1 at page 250631.

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

**No. C-48-CV-2023-07816
(#40 JUL/2025)**

NORTHAMPTON AREA SCHOOL
DISTRICT

vs.

ROBERT J. GARGER

Property Address:

227 Christmas Avenue, Bath, PA
18014

UPI/Tax Parcel Number:

K6NW2/4/7/0503

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

TITLE TO SAID PREMISES is vested in Robert J. Garger by deed from Joseph Garger and Eileen Garger, said deed recorded on August 25, 2017, in the Northampton County Recorder of Deeds office in Book 2017-1 at page 184119.

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

**No. C-48-CV-2023-09436
(#39 JUL/2025)**

NORTHAMPTON AREA SCHOOL
DISTRICT

vs.

EDWARD A. FOGEL,
ROSALYN A. FOGEL

Property Address:

697 Point Phillips Road, Bath, PA
18014

UPI/Tax Parcel Number:

H5/12/10/0520

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

TITLE TO SAID PREMISES is vested in Edward A. Fogel and Rosalyn A. Fogel by deed recorded on May 27, 1992, in the Northampton County Recorder of Deeds office in Book 863 at page 522.

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

**No. C-48-CV-2024-00241
(#35 JUL/2025)**

FULTON BANK, NA

vs.

LANCE M. WHEELER

Property Address:

143 South Ninth Street, Easton,
PA 18042

UPI/Tax Parcel Number:

L9SE1C/6/4/0310

ALL THAT CERTAIN lot or piece of ground, with the northern one-half of a double brick dwelling house erected there, situate on the west side of South Ninth Street, between Spruce and Lehigh Streets, in Easton City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Lance M. Wheeler by deed from the Estate of Beverly Z. Beaman, by Thomas J. Beaman, Executor, said deed recorded on April 19, 2004, in the Northampton County Recorder of Deeds office in Book 2004-1 at page 144080.

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

No. C-48-CV-2024-00868
(#7 JUL/2025)

ROCKET MORTGAGE, LLC f/k/a
 QUICKEN LOANS, LLC f/k/a
 QUICKEN LOANS, INC.

vs.

ELIZABETH ANN HEIMRICH,
 UNITED STATES OF AMERICA

Property Address:

18 West Center Street, Nazareth,
 PA 18064

UPI/Tax Parcel Number:

J7SE2D/8/12/0421

ALL THAT CERTAIN messuage or tenement and piece or parcel of land situate on the north side of West Center Street in Nazareth Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Elizabeth Ann Heimrich by deed from Justin W. Jaworski and Nina Sorokin, said deed recorded on July 26, 2017, in the Northampton County Recorder of Deeds office in Book 2017-1 at page 158577.

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

No. C-48-CV-2024-02749
(#16 JUL/2025)

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

vs.

SHERRI MAZZIOTTA, HEIR TO
 THE ESTATE OF PATRICK M.
 MAZZIOTTA a/k/a PATRICK
 MAZZIOTTA, DECEASED,
 KAYLEIGH HAMMERSLY a/k/a
 KAYLEIGH HAMERSLY, HEIR OF
 PATRICK M. MAZZIOTTA a/k/a
 PATRICK MAZZIOTTA, DECEASED,
 UNKNOWN HEIRS, SUCCESSORS,
 ASSIGNS AND ALL PERSONS,
 FIRMS OR ASSOCIATIONS
 CLAIMING RIGHT, TITLE OR
 INTEREST FROM OR UNDER
 PATRICK M. MAZZIOTTA a/k/a
 PATRICK MAZZIOTTA, DECEASED

Property Address:

4750 Three Mile Lane, Walnut-
 port, PA 18088

UPI/Tax Parcel Number:

K2/8/4/0516

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

TITLE TO SAID PREMISES is vested in Patrick M. Mazziotta by deed from Isadore Weiner and Dorothy J. Weiner, husband and wife, said deed recorded on December 10, 1992, in the Northampton County Recorder of Deeds office in Book 882 at page 362.

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

No. C-48-CV-2024-04174
(#8 JUL/2025)

LAKEVIEW LOAN SERVICING LLC
 vs.

TONYA STASAK a/k/a
 TONYA M. STASAK

Property Address:

138 South 17th Street, Easton, PA
 18042

UPI/Tax Parcel Number:

L9SW2D/14/9/0837

ALL THAT CERTAIN messuage or tenement and lot or piece of land situate in Wilson Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Tonya Stasak by deed from Revloc Properties, Inc., said deed recorded on July 27, 2009, in the Northampton County Recorder of Deeds office in Book 2009-1 at page 191919.

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

**No. C-48-CV-2024-06378
(#3 JUL/2025)**

FREEDOM MORTGAGE
CORPORATION

vs.

DAVID T. MOYER

Property Address:

20 North Canal Street, Walnutport, PA 18088

UPI/Tax Parcel Number:

J2SW1A/2/14/1033

ALL THOSE CERTAIN lots, tracts and pieces or parcels of land situated in Walnutport Borough, Northampton County, Pennsylvania.

TITLE TO BOTH PARCELS vested in David T. Moyer by deed from Kathleen Kehley and Norma Kalkan, Co-Trustees for the Kern Family Trust dated April 25, 2000, said deed recorded on September 6, 2016, in the Northampton County Recorder of Deeds office in Book 2016-1 at page 192563.

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

Property Address:

20 North Canal Street, Walnutport, PA 18088

UPI/Tax Parcel Number:

J2SW1A/1/9/1033

THEREON BEING vacant land.

**No. C-48-CV-2024-07012
(#10 JUL/2025)**

WELLS FARGO BANK, N.A.

vs.

VINCENT A. TRIOLA,
ELIZABETH A. TRIOLA

Property Address:

275 Crown Drive, Easton, PA 18040

UPI/Tax Parcel Number:

K9/34A/15/0311

ALL THAT CERTAIN piece, parcel or tract of land, with the improvements erected thereon, situate in Forks Township, Northampton County, Pennsylvania, shown as Lot SF E38 on the Final Plan of Vista Estates as recorded in Map Book 1998-5 at page 340.

TITLE TO SAID PREMISES is vested in Vincent A. Triola and Elizabeth A. Triola by deed from Tracy L. Green, said deed recorded on May 19, 2014, in the Northampton County Recorder of Deeds office in Book 2014-1 at page 079710.

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

**No. C-48-CV-2024-07395
(#15 JUL/2025)**

PNC BANK NATIONAL
ASSOCIATION

vs.

CLAIRE E. DOYLE

Property Address:

2426 5th Street, Bethlehem, PA 18020

UPI/Tax Parcel Number:

N7NE1/12/6/0205

ALL THAT CERTAIN tract or parcel of land situate in Bethlehem Township, Northampton County, Pennsylvania, designated as Lot Nos. 266, 267, 268, 269 and 270 on Map or Plan of Lots entitled "Bethlehem Annex Gardens", recorded in Map Book 8 at page 1.

TITLE TO SAID PREMISES is vested in Claire E. Doyle by deed from Pauline Haggerty, said deed recorded on May 21, 2003, in the Northampton County Recorder of Deeds office in Book 2003-1 at page 184869. Deed of Correction recorded on July 24, 2003, in Book 2003-1 at page 289389.

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

No. C-48-CV-2024-07399
(#33 JUL/2025)

FEDERAL HOME LOAN
MORTGAGE CORPORATION, AS
TRUSTEE ET AL.

vs.

ALEX AULISI, LINDA AULISI

Property Address:

88 Saddle Creek Drive, Mount
Bethel, PA 18343

UPI/Tax Parcel Number:

B11/15/1-95/0131

ALL THAT CERTAIN lot, parcel or piece of land situate in Upper Mount Bethel Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Alex Aulisi and Linda Aulisi, husband and wife, by deed from AMMRE Holdings, LLC, said deed recorded on November 9, 2006, in the Northampton County Recorder of Deeds office in Book 2006-1 at page 466184.

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

No. C-48-CV-2024-07610
(#32 JUL/2025)

FREEDOM MORTGAGE
CORPORATION

vs.

MARIA I. AGOSTO

Property Address:

145 South 12th Street, Easton, PA
18042

UPI/Tax Parcel Number:

L9SE1D/12/10/0310

ALL THAT CERTAIN messuage, tenement and lot or piece of land situated on the west side of South 12th Street in Easton City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Maria I. Agosto by deed from Maged Mehanni and Eihab Riad, said deed recorded on May 15, 2019, in the Northampton County Recorder of Deeds office in Book 2019-1 at page 090517.

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

No. C-48-CV-2024-09401
(#13 JUL/2025)

CITIGROUP MORTGAGE LOAN
TRUST 2021-RP6

vs.

FRANKLIN F. RUDOLPH, III,
ANDREA D. RUDOLPH

Property Address:

46 Cherry St, Walnutport, PA
18088

UPI/Tax Parcel Number:

J2NW4C/3/32/1033

ALL THAT CERTAIN tract of land, and the improvements thereon erected, located on the east side of Cherry Street, between Pine Street and an unnamed alley, in Walnutport Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Franklin F. Rudolph, III, and Andrea D. Rudolph, husband and wife, by deed from Andrew H. Rice and Kathleen K. Rice, husband and wife, said deed recorded on January 31, 2002, in the Northampton County Recorder of Deeds office in Book 2002-1 at page 029077.

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

No. C-48-CV-2024-09644
(#1 JUL/2025)

NATIONSTAR MORTGAGE, LLC

vs.

ANTHONY TORTORICI,
STEPHANIE FIGUEROA

Property Address:

670 Cider Press Road, Easton, PA
18042

UPI/Tax Parcel Number:

N9/9/1A/0836

ALL THAT CERTAIN message, tract or parcel of land, with improvement thereon, situate, lying and being in Williams Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Anthony Tortorici and Stephanie Figueroa by deed from David P. Brotzman Living Trust, said deed recorded on December 10, 2021, in the Northampton County Recorder of Deeds office in Book 2021-1 at page 442864.

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-2024-09826
(#14 JUL/2025)

CITIGROUP MORTGAGE LOAN
TRUST 2021-RP6

vs.

CARLOS G. NEGRON, SR.,
IVETTE S. NEGRON

Property Address:

51 Sutton Place, Easton, PA
18045

UPI/Tax Parcel Number:

N8/5A/1C/0324

ALL THAT CERTAIN lot or piece of land situated in Palmer Township, Northampton County, Pennsylvania, and being designated as Lot #6 on the Development Plan of Old Orchard Village Estates recorded in Plan Book 29 at page 15.

TITLE TO SAID PREMISES is vested in Carlos G. Negron, Sr., and Ivette S. Negron, his wife, as tenants by the entireties, by deed from Ronni L. Spoll a/k/a Ronni Spoll, widow, said deed recorded on March 28, 2005, in the Northampton County Recorder of Deeds office in Book 2005-1 at page 107392.

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

No. C-48-CV-2024-10674
(#5 JUL/2025)

NEWREZ LLC d/b/a SHELLPOINT
MORTGAGE SERVICING

vs.

NATHANIEL L. PETERS,
SARA PETERS

Property Address:

746 West Wilkes Barre Street,
EASTON, PA 18042

UPI/Tax Parcel Number:

L9SE4D/19/1/0310

ALL THAT CERTAIN frame dwelling house and lot or piece of land situated on the south side of West Wilkes Barre Street in Easton City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Sara Peters by deed from Nathaniel L. Peters and Sara Peters, said deed recorded on July 18, 2022, in the Northampton County Recorder of Deeds office in Book 2022-1 at page 198477.

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

No. C-48-CV-2024-10868

(#11 JUL/2025)

BANK OF AMERICA, N.A.

vs.

ANNETTE SCHNECK-GEITER,
KNOWN SURVIVING HEIR OF
JAMES GEITER, UNKNOWN
SURVIVING HEIRS OF
JAMES GEITER

Property Address:

731 Fiot Avenue, Bethlehem, PA
18015

UPI/Tax Parcel Number:

P6SW3B/13/9/0204

ALL THAT CERTAIN messuage, tenement and lot or piece of ground situate on the east side of Fiot Avenue in Bethlehem City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in James Geiter by deed from Anthony Huk and Tammy Huk, said deed recorded on June 2, 2010, in the Northampton County Recorder of Deeds office in Book 2010-1 at page 103644. The said James Geiter died on September 15, 2023, without a will or appointment of an Administrator.

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

No. C-48-CV-2024-12000

(#34 JUL/2025)

EMBASSY BANK FOR THE

LEHIGH VALLEY

vs.

MINA TUTKO, HEIR AND
DEVISEE OF ERIC E. TUTKO,
DECEASED, UNKNOWN HEIRS,
DEVISEES, BENEFICIARIES,

SUCCESSORS, ASSIGNS AND
OTHER PERSONS, FIRMS OR
ASSOCIATIONS THAT CLAIM
RIGHT, TITLE OR INTEREST FROM
OR UNDER THE ESTATE OF ERIC
E. TUTKO, DECEASED

Property Address:

84 Wilden Drive East, Easton, PA
18045

UPI/Tax Parcel Number:

M8SE2/20/5/0324

ALL THAT CERTAIN lot or piece of ground situate in Palmer Township, Northampton County, Pennsylvania, being known as Lot No. 139 as shown on the Plan of "Wilden Acres", said map or plan recorded in Map Book 12 at page 53.

TITLE TO SAID PREMISES is vested in Eric E. Tutko by deed from Carolyn Cooper, Trustee of the Carolyn Cooper Trust, said deed recorded on December 12, 2016, in the Northampton County Recorder of Deeds office in Book 2016-1 at page 269892.

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

A Schedule of Distribution will be filed by the Sheriff thirty days from the date of the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten days from the date of filing the Schedule of Distribution.

CHRISTOPHER ZIEGER

Acting Sheriff

Northampton County,

Pennsylvania

ALEXANDRIA J. CROUTHAMEL,
ESQUIRE

Solicitor to the Sheriff

June 19, 26; July 3

**IN THE COURT OF COMMON PLEAS OF
NORTHAMPTON COUNTY
COMMONWEALTH OF PENNSYLVANIA
CIVIL DIVISION—LAW**

**IN RE: ADMINISTRATIVE No.: C-48-CV-2009-4101
ORDER 2025-04 MORTGAGE
FORECLOSURE PROGRAM**

ADMINISTRATIVE ORDER

AND NOW, this 9th day of June, 2025, it is hereby **ORDERED** that the Mortgage Foreclosure Program, as defined in Northampton County Administrative Order #2009-4, shall be extended to December 31, 2025.

BY THE COURT:

/s/ Craig A. Dally

Craig A. Dally,

P.J.

June 19



Skeptics say she will never start her own company.

A lawyer says she will.

She is denied her loan.

A lawyer helps her get one.

She can't get a lease for office space.

A lawyer sees to it that she does.

She needs a business plan.

A lawyer helps her draft one.

Skeptics said she would never start her own company.

A lawyer helped her prove them wrong.

You have rights. Lawyers protect them.
Pennsylvania Bar Association
Northampton County Bar Association

Northampton County Bar Association

Notification of Change Form

In order to maintain up-to-date information on all members and subscribers of the *Reporter*, complete the form below and return it to the NCBA Office whenever you have a change and/or addition to your address, telephone number, fax number or e-mail address. *Return to:* Northampton County Bar Association, 155 South Ninth Street, Easton, PA 18042-4399, FAX: (610) 258-8715.

Previous information:

NAME _____

ADDRESS _____

TELEPHONE _____ FAX _____

E-MAIL _____

New information:

NAME _____

ADDRESS _____

TELEPHONE _____ FAX _____

E-MAIL _____



PERIODICAL PUBLICATION

* Dated Material. Do Not Delay. Please Deliver Before Monday, June 23, 2025