



Northampton County Reporter

(USPS 395-280)

VOL. LXIII

EASTON, PA July 3, 2025

NO. 79

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NOTICE TO THE BAR...

SAVE THE DATE

Malpractice Avoidance Seminar

Wednesday, September 24, 2025 – 12:00 p.m. – 1:30 p.m.

Fall CLE Conference

Friday, October 24, 2025

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

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Northampton County Reporter

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BAR ASSOCIATION STAFF

Mary Beth Leeson Executive Director
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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.

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Telephone (610) 258-6333 FAX (610) 258-8715

Ralph J. Bellafatto, Esquire

Editor

NOTICE TO NCBA MEMBERS – BAR NEWS**Register Now!**

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.

Happy 4th of July!

If freedom of speech is taken away, then dumb and silent we may be led,
like sheep to the slaughter. ~ George Washington

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**BRIGHT, JOHN A., III, dec'd.**

Late of Township of Upper Mt. Bethel, Northampton County, PA
Executrix: Margaret Bright Zubrowski c/o P. Christopher Cotturo, Esquire, 75 Bangor Junction Road, Bangor, PA 18013

Attorney: P. Christopher Cotturo, Esquire, 75 Bangor Junction Road, Bangor, PA 18013

DYREK, DIANA, dec'd.

Late of Easton, Northampton County, PA

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

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

FERENCIN, RICHARD G., dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executrix: Darlene M. Ferencin c/o James Martin Connell, Esquire, 251 East Broad Street, Bethlehem, PA 18018

Attorney: James Martin Connell, Esquire, 251 East Broad Street, Bethlehem, PA 18018

FRELAK, JAMES MIECHESLAW, dec'd.

Late of the Borough of Glendon, Northampton County, PA

Executrix: Helena Marie Frelak c/o Theresa Hogan, Esquire, 340 Spring Garden Street, Easton, PA 18042

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

GORZELIC, SUSAN E., dec'd.

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

Executor: Frank R. Ceraul 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

HANNA, RICHARD I., dec'd.

Late of the Township of Washington, Northampton County, PA

Executor: John R. Hanna c/o P. Christopher Cotturo, Esquire, 75 Bangor Junction Road, Bangor, PA 18013

Attorney: P. Christopher Cotturo, Esquire, 75 Bangor Junction Road, Bangor, PA 18013

MUCKLIN, HARRY R., dec'd.

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

Administrators: Dylan R. Mucklin and Andrew W. Mucklin 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

NEIDIG, DAVID A., dec'd.

Late of Nazareth, Northampton
County, PA

Executrix: Tammy Sue Fritzinger
c/o Goudsouzian & Associates,
2940 William Penn Highway,
Easton, PA 18045

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

OWENS, YVONNE L., dec'd.

Late of the Borough of Bangor,
Northampton County, PA

Executrix: Kimberly Ann Caiazza
a/k/a Kimberly Ann Owens 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

STROHL, KATHRYN P., dec'd.

Late of Danielsville, Northampton
County, PA

Executrix: Linda L. Sidor, 4143
Bell Circle, Northampton County,
PA 18067

TREXLER, THOMAS R., dec'd.

Late of the Borough of Hellertown,
Northampton County, PA

Executrix: Jane T. Rhoads 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

WOOLF, RICHARD C., dec'd.

Late of the Township of Moore,
Northampton County, PA

Executrix: Kathleen Ann Woolf
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

YADUSH, CONNIE L., dec'd.

Late of Walnutport, Northampton
County, PA

Executor: Joseph M. Yadush,
203 N. 222nd Drive, Buckeye,
AZ 85325-3966

Attorney: Marc Kranson,
Esquire, 609 Hamilton Street,
Ste. 301, Allentown, PA 18101

SECOND PUBLICATION

ACKERMAN, GRETCHEN ANN,
dec'd.

Late of Easton, Northampton
County, PA

Executrix: Monika Lucie Arvin
c/o Goudsouzian & Associates,
2940 William Penn Highway,
Easton, PA 18045

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

ACKERMAN, ROBERT JOHN,
dec'd.

Late of Easton, Northampton
County, PA

Executrix: Monika Lucie Arvin
c/o Goudsouzian & Associates,
2940 William Penn Highway,
Easton, PA 18045

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

BECKER, STELLA B., dec'd.

Late of Whitehall and Bethlehem,
Northampton County, PA

Personal Representative: James
Roger Becker c/o Kirby G.
Upright, Esquire, King Spry
Herman Freund & Faul LLC,
One West Broad Street, Suite
700, Bethlehem, PA 18018

Attorneys: Kirby G. Upright,
Esquire, King Spry Herman
Freund & Faul LLC, One West
Broad Street, Suite 700,
Bethlehem, PA 18018

DERHAMMER, LESTER C., dec'd.

Late of the Borough of Bath,
Northampton County, PA
Executrix: Ellen M. Derhammer
c/o David W. Crosson, Esquire,
Crosson & Richetti LLC, 609 W.
Hamilton St., Suite 301,
Allentown, PA 18101

Attorneys: David W. Crosson,
Esquire, Crosson & Richetti LLC,
609 W. Hamilton St., Suite 301,
Allentown, PA 18101

GARNJOST, BETTIE E., dec'd.

Late of the Township of Palmer,
Northampton County, PA

Executors: Kathy Garnjost Hval
and Sharon Ann Edelman
Spragle 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

GRIFFITH, NIGEL, dec'd.

Late of St. Philip, Barbados
Executor: Steve Griffith, 203
Woods Walk, Stroudsburg, PA
18360

Attorneys: Kevin A. Hardy,
Esquire, Kevin A. Hardy Attorney
at Law, P.C., P.O. Box 818,
Stroudsburg, PA 18360

GUTH, THOMAS F., JR., dec'd.

Late of the Borough of Nazareth,
Northampton County, PA
Executrix: Athena Marie Gross
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

JACOB, GLORIA, dec'd.

Late of the Borough of Nazareth,
Northampton County, PA

Co-Executors: Raymond Edwin
Jackson, Jr. and Deborah
Jackson 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

JAMIESON, MATTHEW H., dec'd.

Late of Easton, Northampton
County, PA

Executrix: Stephanie Marcial,
P.O. Box 477, Blairstown, NJ
07825

KELLY, KENNETH M., dec'd.

Late of Bethlehem Township,
Northampton County, PA

Executrix: Lynne E. Kelly c/o
Lisa A. Pereira, Esquire,
Broughal & DeVito, L.L.P., 38
West Market Street, Bethlehem,
PA 18018

Attorneys: Lisa A. Pereira,
Esquire, Broughal & DeVito,
L.L.P., 38 West Market Street,
Bethlehem, PA 18018

KOONS, BARBARA A., dec'd.

Late of Moore Township, North-
ampton County, PA

Executrix: Alyce Suzanne Koons
Woods c/o Lisa A. Pereira,
Esquire, Broughal & DeVito,
LLP, 38 West Market Street,
Bethlehem, PA 18018

Attorneys: Lisa A. Pereira,
Esquire, Broughal & DeVito,
LLP, 38 West Market Street,
Bethlehem, PA 18018

PEKTOR, LESLIE ROGER, dec'd.

Late of the Township of Williams,
Northampton County, PA

Executrix: Judith H. Pektor c/o
Beth A. Knickerbocker, Esquire,
601 Stones Crossing, Suite A5,
Easton, PA 18045

Attorney: Beth A. Knickerbocker,
Esquire, 601 Stones Crossing,
Suite A5, Easton, PA 18045

RATZELL, LYNN I., dec'd.

Late of Nazareth, Northampton
County, PA

Executors: Michelle D.
McDermott and Thomas L.
Ratzell c/o Larry R. Roth,
Esquire, The Roth Law Firm,
P.O. Box 4355, Allentown, PA
18105

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

SHAFFER, DAVID ALLEN, dec'd.

Late of Northampton, Northamp-
ton County, PA

Executrix: Pamela J. Shaffer
Attorneys: Gladys E. Wiles,
Esquire, Snyder & Wiles, P.C.,
7731 Main Street, Fogelsville, PA
18051

SHEARER, ROBERTA C., dec'd.

Late of the City of Bethlehem,
Northampton County, PA

Executrix: Kimberly Ann Riley-
Castellani, 3510 Laurel Lane,
Center Valley, PA 18034

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

SMITH, RUSSELL F., dec'd.

Late of Nazareth, Northampton
County, PA

Co-Executrix: Marie E. Dorney
c/o Steven B. Molder, Esquire,
904 Lehigh St., Easton, PA
18042

Attorney: Steven B. Molder,
Esquire, 904 Lehigh St., Easton,
PA 18042

SMOLAR, ELEANOR L., dec'd.

Late of Hanover Twp., Northamp-
ton County, PA

Executor: Anthony R. Smolar
c/o T. Benjamin Traud, Esquire,
Traud Law Offices, 3055 College
Heights Blvd., Ste. 2A, Allentown,
PA 18104

Attorneys: T. Benjamin Traud,
Esquire, Traud Law Offices,
3055 College Heights Blvd., Ste.
2A, Allentown, PA 18104

TELEPCHAK, WASH, JR., dec'd.

Late of the Township of
Bethlehem, Northampton
County, PA.

Executrix: Karen T. Thompson
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

ZANDERS, GERTRUDE ELSIE,
dec'd.

Late of Hellertown, Northampton
County, PA

Executor: Michael Zanders, 328
Garden Road, Springfield, PA
19064

Attorney: David J. Bartholf,
Esquire, 323 W. Front Street,
Media, PA 19063

THIRD 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

**NOTICE OF NONPROFIT
INCORPORATION**

NOTICE IS HEREBY GIVEN that
Articles of Incorporation have been
filed and approved on June 18, 2025,
with the Department of State of the
Commonwealth of Pennsylvania,
Harrisburg, Pennsylvania, for the
purpose of incorporating a nonprofit
corporation pursuant to the provi-
sions of the Nonprofit Corporation
Law of the Commonwealth, December
21, 1988, P.L. 1444, No. 177, Section
103, as amended.

The name of the corporation is:

**TUMBLE CREEK
HOMEOWNERS' ASSOCIATION**

The purpose for which this corpo-
ration has been organized is as
follows: To do any lawful act concern-
ing any and all business for which
corporations may be incorporated
under the Non-Profit Corporation Law
of Pennsylvania including the
management and maintenance of
common areas within Tumble Creek
Homeowners' Association and the
imposition and collection of assess-
ments to further that purpose.

JOSEPH J. PIPERATO,
III, ESQUIRE
EASTBURN & GRAY, PC
412 West Broad Street
Bethlehem, PA 18018
(610) 625-3878

July 3

**FICTITIOUS NAME
REGISTRATION NOTICE**

Roth Street Holdings LLC, with a principal business address at 229 E. Ettwein Street, Bethlehem, PA 18018, hereby provides notice that it has registered with the Pennsylvania Department of State, Bureau of Corporations and Charitable Organizations, to operate under the fictitious name:

BRIGHT PATH HOME.

This registration is pursuant to 54 Pa.C.S. § 311 (Fictitious Names Act). Bright Path Home is a group home located in Northampton County, Pennsylvania.

July 3

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on the 24th day of June, 2025, the petition of Kellie Anne Oliver was filed in the Northampton County Court of Common Pleas at No. C-48-CV-2025-04696, seeking to change the name of Petitioner from Kellie Anne Oliver to Kellie Anne Rogers. 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.

July 3

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on the 29th day of May, 2025, the petition of Frances Jane Weidaw was

filed in Northampton County Court of Common Pleas at No. C-48-CV-2025- 04683, seeking to change the name of Petitioner from Frances Jane Weidaw to Jane S. Weidaw. The Court has fixed Monday, August 4, 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.

July 3

**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-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-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 message, 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-2024-10674
(#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 message, 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 resi-
dential 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

YOU ARE CORDIALLY INVITED

TUESDAY
JULY 22, 2025
11:30AM

NORTHAMPTON COUNTY TREATMENT COURTS
10TH ANNIVERSARY CELEBRATION
FIRST VETERANS' COURT GRADUATION &
FIRST BI-ANNUAL GRADUATION CEREMONY
NORTHAMPTON COUNTY COURTHOUSE
669 WASHINGTON STREET, EASTON
COURTROOM #1

RECEPTION TO FOLLOW

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, July 7, 2025