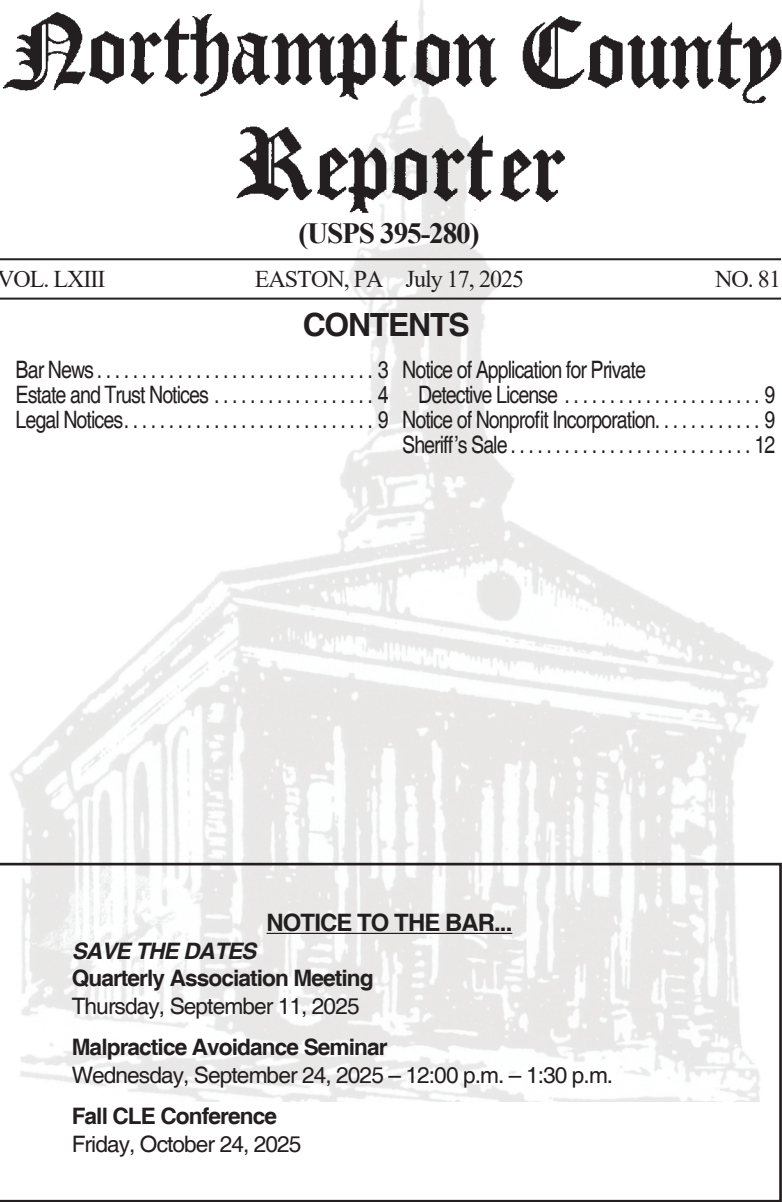




Northampton County Reporter

(USPS 395-280)

VOL. LXIII

EASTON, PA July 17, 2025

NO. 81

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NOTICE TO THE BAR...

SAVE THE DATES

Quarterly Association Meeting

Thursday, September 11, 2025

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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Richard Eugene Santee Vice President
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Isaac A. Hof Secretary
Jeremy F. Clark Past President

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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@nrcobar.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
Kaitlyn Rodriguez 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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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”
Only a few tickets available!

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.

In real life, I assure you, there is no such thing as algebra. ~ Fran Lebowitz

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**BROSE-HEMMERICK, SUZANNE,**
dec'd.

Late of the City of Easton,
Northampton County, PA
Executor: James F. Brose,
Esquire, 617 Railroad Avenue,
Haverford, PA 19041

CLEMENTS, THOMAS C., dec'd.

Late of the City of Bethlehem,
Northampton County, PA
Co-Executors: William Clements
and Kelly Bruce c/o William
Clements, Esquire, 1308 Moravia
St., Bethlehem, PA 18015
Attorney: William Clements,
Esquire, 1308 Moravia St.,
Bethlehem, PA 18015

FUTCHKO, KATHERINE ANN,
dec'd.

Late of 104 Ruth St., Portland,
Northampton County, PA
Administratrix: Jacqueline
Futchko c/o Steven R. Savoia,
Esquire, 621 Ann St., Lower
Rear, P.O. Box 263, Stroudsburg,
PA 18360

Attorney: Steven R. Savoia,
Esquire, 621 Ann St., Lower
Rear, P.O. Box 263, Stroudsburg,
PA 18360

**GOETZ, ELLEN L. a/k/a ELLEN
LALONDE GOETZ and ELLEN
MARGARET GOETZ,** dec'd.

Late of the Township of Hanover,
Northampton County, PA
Executrix: Ellen Catherine
Reichling, 4705 Cortland Drive,
Orefield, PA 18069

Attorneys: Jason M. Rapa,
Esquire, Rapa Law Office, P.C.,
141 South First Street, Leighton,
PA 18235

GROMAN, TERRY L., dec'd.

Late of Walnutport, Northampton
County, PA

Administratrix: Christine
Steward c/o Ralph J. Bellafatto,
Esquire, 4480 William Penn
Highway, Easton, PA 18045
Attorney: Ralph J. Bellafatto,
Esquire, 4480 William Penn
Highway, Easton, PA 18045

**HILL, MARJORIE H. a/k/a
MARGE HILL,** dec'd.

Late of Bethlehem, Northampton
County, PA
Executrix: Brian D. Hill, 155
Briarwood Road, Mt. Laurel, NJ
08054

HOLLAND, LORRAINE MAE,
dec'd.

Late of the Township of Lower
Mouth Bethel, Northampton
County, PA

Administratrix: Cheryl L. Miller
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

JOHNSON, PATRICIA M., dec'd.

Late of Hanover Township,
Northampton County, PA

Executrix: Keri L. Angelozzi 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

KARAMINAS, EVANGELOS, dec'd.

Late of the City of Easton, Northampton County, PA

Executrix: Maria Karaminas c/o Lisa M. Spitale, Esquire, Spitale Vargo Madsen & Blair, 680 Wolf Avenue, Easton, PA 18042

Attorneys: Lisa M. Spitale, Esquire, Spitale Vargo Madsen & Blair, 680 Wolf Avenue, Easton, PA 18042

MILLER, LAWRENCE J., dec'd.

Late of Northampton, Northampton County, PA

Executor: Glenn Roth c/o Rebecca M. Young, Esquire and Lia K. Snyder, Esquire, Young & Young, 119 E. Main Street, Macungie, PA 18062

Attorneys: Rebecca M. Young, Esquire and Lia K. Snyder, Esquire, Young & Young, 119 E. Main Street, Macungie, PA 18062

MOORE, DENNIS C., dec'd.

Late of Northampton, Northampton County, PA

Co-Trustees: Mary Jane Moore and John P. Moore c/o Noonan Law Office, 526 Walnut St., Allentown, PA 18101

Attorneys: Noonan Law Office, 526 Walnut St., Allentown, PA 18101

NORELLI, JANE P., dec'd.

Late of Nazareth, Northampton County, PA

Co-Trustees: Karen S. Norelli, Charles C. Norelli and Moody C. Norelli, Jr. c/o Noonan Law Office, 526 Walnut St., Allentown, PA 18101

Attorneys: Noonan Law Office, 526 Walnut St., Allentown, PA 18101

OLIVEIRA, CASSIANO, dec'd.

Late of Northampton County, PA
Executrix: Angelica Arcanjo Lisboa c/o Stephen M. Mowrey, Esquire, 4501 Bath Pike, Bethlehem, PA 18017

Attorney: Stephen M. Mowrey, Esquire, 4501 Bath Pike, Bethlehem, PA 18017

REDLINE, SUSAN JANE, dec'd.

Late of Bethlehem, Northampton County, PA

Executor: Richard Charles Redline 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

REHRIG, JAMES H., dec'd.

Late of the Borough of Nazareth, Northampton County, PA

Executrix: Sharon R. Rehrig 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

REMALEY, PATRICIA G., dec'd.

Late of the Borough of Nazareth, Northampton County, PA

Executrix: Judith Coughlin c/o Dwight L. Danser, Esquire, 754 Walnut Avenue, Easton, PA 18042

Attorney: Dwight L. Danser,
Esquire, 754 Walnut Avenue,
Easton, PA 18042

SEGATTI, BARBARA, dec'd.

Late of Bangor, Northampton
County, PA

Executrix: Lynnette Ann Matlock
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

VENANZI, EDWARD M., dec'd.

Late of the City of Bethlehem,
Northampton County, PA

Executrix: Christina A. Tarkoff
c/o Stanley M. Vasiliadis,
Esquire, Vasiliadis Pappas
Associates, LLC, 2551 Baglyos
Circle, Suite A-14, Bethlehem,
PA 18020

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

SECOND PUBLICATION

BRANHAM, SARAH ANN, dec'd.

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

Executrix: Ms. Cindy Hoffer
n/k/a Ms. Cindy Marie
Perkowski c/o Robert A.
Nitchkey, Jr., Esquire, 5 North
16th Street, Suite 4, Easton, PA
18042

Attorney: Robert A. Nitchkey,
Esquire, 5 North 16th Street,
Suite 4, Easton, PA 18042

COWEN, MARY C., dec'd.

Late of Bethlehem, Northampton
County, PA

Executor: Malcolm L. Cowen, II
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

DI SCALA, MICHAEL, dec'd.

Late of Easton, Northampton
County, PA

Executrix: Laura Clerici Di Scala
c/o Constantine M. Vasiliadis,
Esquire, Kolb, Vasiliadis, Florenz
& Recchiuti, LLC, 60 W. Broad
Street, Suite 303, Bethlehem, PA
18018-5721

Attorneys: Constantine M.
Vasiliadis, Esquire, Kolb,
Vasiliadis, Florenz & Recchiuti,
LLC, 60 W. Broad Street, Suite
303, Bethlehem, PA 18018-5721

FINERAN, ELFRIDA G., dec'd.

Late of the Borough of Bath,
Northampton County, PA

Executor: Dane W. Colburn 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

HART, ELAINE M., dec'd.

Late of Easton, Northampton
County, PA

Executrix: Susan E. Edwards
c/o Barbara Rush Renkert,
Esquire, 2120 Northampton
Street, Easton, PA 18042

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

HENGST, ANN M., dec'd.

Late of Lower Nazareth Township,
Northampton County, PA

Co-Executrices: Jeaninne
Elizabeth Miklich and Carole A.
Morgan c/o Kevin Frank Danyi,
Esquire, Danyi Law, P.C., 133
East Broad Street, Bethlehem,
PA 18018

Attorneys: Kevin Frank Danyi, Esquire, Danyi Law, P.C., 133 East Broad Street, Bethlehem, PA 18018

MOYER, JOHN, dec'd.

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

Administratrix: Carol Ann Frable 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

REYNOLDS, DIANA M., dec'd.

Late of Easton, Northampton County, PA

Executrix: Diane Marie Gataveskas, 225 Bellman Street, Throop, PA 18512

Attorney: Patrick A. Kane, Esquire, 960 Scranton-Carbondale Hwy., Archbald, PA 18403

SETZER, JEFFREY L., dec'd.

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

Administratrix: Cristie Setzer Fay 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

VanDOREN, GENE R., dec'd.

Late of 2341 Silo Drive, Easton, Northampton County, PA

Executors: Jason VanDoren and Brianne Miller c/o Amy J. Miller, Esquire, Miller Thielen, P.C., 101 S. Richmond St., Suite B, Fleetwood, PA 19522

Attorneys: Amy J. Miller, Esquire, Miller Thielen, P.C., 101 S. Richmond St., Suite B, Fleetwood, PA 19522

THIRD 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

**NOTICE OF NONPROFIT
INCORPORATION**

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, on July 7, 2025, for the purposes of incorporating a Non-Profit Corporation under the Pennsylvania Non-Profit Corporation Law of 1988. The name of the corporation is:

**FARMHOUSE VILLAGE
HANOVER COMMUNITY
ASSOCIATION**

The Non-Profit Corporation has been organized for charitable purposes.

STEVEN N. GOUDSOUZIAN,
ESQUIRE

GOUDSOUZIAN & ASSOCIATES
2940 William Penn Highway
Easton, PA 18045-5227
(610) 253-9171

July 17

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA, for the purpose of incorporating a nonprofit corporation under the PA Nonprofit Corporation Law of 1988. The purpose for which it has been organized is to support individuals in skilled trades through mentorship, resources, training and community development. The name of the corporation is:

HOPE FOR THE TRADES.

JEFFREY S. FLEISCHAKER,
ESQUIRE

GROSS MCGINLEY, LLP
33 South 7th Street
P.O. Box 4060
Allentown, PA 18105-4060
(610) 820-5450

July 17

**NOTICE OF APPLICATION FOR
PRIVATE DETECTIVE LICENSE**

NOTICE IS HEREBY GIVEN that the Petition of Paul Lapinski. Public was filed in the Northampton County Criminal Division at Docket No. MD-51-2025, seeking the approval of a Private Detective License pursuant to the Private Detective Act of 1953, 22 PA. C.S.A. The Court has fixed July, 30, 2025 at 9:00 A.M., Courtroom TBD, at the Northampton County Courthouse, 669 Washington Street, Easton, PA 18042 as the date for hearing the Petition. All persons interested in the petition may appear and show cause, if any they have, why the prayer of the Petition should not be granted.

July 10, 17

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on the 16th day of June, 2025 the Petition of Rashaun Reamiier Hudson Jr. was filed in the Northampton County Court of Common Pleas at No. C-48-CV-2025-05290, seeking to change the name of Petitioner from Rashaun Reamiier Hudson, Jr. to Raya Rielly Hudson. The Court has fixed Monday, August 18th, 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 17

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on the 16 day of June, 2025, the Petition of Gwennyth Maeve Trevino was filed in Northampton County Court of Common Pleas at No. C-48-CV-2025-05289, seeking to change the name of Petitioner from Gwennyth Maeve Trevino to Sullivan Ludmyla

Esmeralda Wilde. The Court has fixed Monday, August 18, 2025 at 9:00 a.m., in courtroom #TBD at the Northampton County Courthouse as the date for hearing of the Petition.

All persons interested in the proposed change of name may appear and show cause, if any they have, why the prayer of the Petitioner should not be granted.

July 17

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

Plaintiff

vs.

Daniel Lugo, Sr., as believed Heir and/or Administrator to the Estate of Damarie Lugo; Unknown Heirs, and/or Administrators to the Estate of Damarie Lugo

Defendants

NO.: C-48-CV-2025-02719

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

TO: Daniel Lugo, Sr., as believed Heir and/or Administrator to the Estate of Damarie Lugo; Daniel Lugo, Sr., as believed Heir and/or Administrator to the Estate of Damarie Lugo; Unknown Heirs, and/or Administrators to the Estate of Damarie Lugo; Unknown Heirs, and/or Administrators to the Estate of Damarie Lugo

You are hereby notified that Plaintiff, MidFirst Bank, 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-2025-02719, seeking to foreclose the mortgage secured by the real estate located at 822 Maple Street, Bethlehem, PA 18018.

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 (ARIS)
P.O. Box 4733
Easton, PA 18043-4733
(610) 258-6333

July 17

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

US Bank et al.

Plaintiff

vs.

The Estate of Vanrea M.
Davis-Thomas et al.,

Defendant(s)

NO.: C-48-CV-2018-06834**NOTICE OF SHERIFF'S SALE OF
REAL PROPERTY PURSUANT TO
Pa. R.C.P. § 3129**

TAKE NOTICE: that the Sheriff's sale of real estate will be held: Date: September 5, 2025, Time: 10:00 A.M., Location: Counsel Chambers of the Northampton Government Center, 3rd Floor, 669 Washington Street, Easton, PA 18042.

THE PROPERTY TO BE SOLD is delineated in detail in a legal description mainly consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land as docketed in the case, and being E9NE3C-2-3-0102 & E9NE3C-2-13-0102. THE LOCATION of your property to be sold is: 636 Snyder Street, Bangor, PA 18013. THE JUDGMENT under or pursuant to which your property is being sold is docketed in the within Commonwealth and County to: C-48-CV-2018-06834.

**THE NAMES OF THE OWNERS
OR REPUTED OWNERS OF THIS
PROPERTY ARE:**

The Estate of Vanrea M. Davis-Thomas a/k/a Vanrea Marjorie Thomas; The Unknown heirs, successor, assigns and all persons, firms and associations, claiming right, title or interest from or under Glenda Thomas as joint tenant by direct devise by the last will and testament of Vanrea M. Davis-Thomas a/k/a Vanrea Marjorie Thomas; Pamela Thomas-Paynter as joint tenant by direct devise by the last will and testament of Vanrea M. Davis-Thomas a/k/a Vanrea Marjorie Thomas; Cuthbert Thomas, Jr, his heirs successors assigns and all persons firms or associations claiming

right, title or interest from or under him, as joint tenant by direct devise by the last will and testament of Vanrea M. Davis-Thomas a/k/a Vanrea Marjorie Thomas; Karla Thomas-Florence, her heirs successors assigns and all persons firms or associations claiming right, title or interest from or under her, as joint tenant by direct devise by the last will and testament of Vanrea M. Davis-Thomas a/k/a Vanrea Marjorie Thomas; Valdez Thomas, as joint tenant by direct devise, by the last will and testament of Vanrea M. Davis-Thomas a/k/a Vanrea Marjorie Thomas; Edriseu Forbes, as joint tenant by direct devise, by the last will and testament of Vanrea M. Davis-Thomas a/k/a Vanrea Marjorie Thomas.

A SCHEDULE DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example, to banks that hold mortgages and municipalities that are owed taxes) will be filed by the Sheriff of this County thirty (30) days after the sale and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it within ten (10) days of the date it is filed. Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of the within County at the Courthouse address specified herein.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY. IT MAY CAUSE YOUR PROPERTY TO BE HELD, TO BE SOLD OR TAKEN TO PAY THE JUDGMENT.

You may have legal rights to prevent your property from being taken away. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, YOU MUST ACT PROMPTLY.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE.

Lawyer Referral Service
Northampton County
Bar Association
P.O. Box 4733
Easton, PA 18042
(610) 258-6333 telephone
(610) 258-8715 fax
(Physical location:
155 South Ninth Street
Easton, PA 18042)

THE LEGAL RIGHTS YOU MAY HAVE ARE:

(1) You may file a petition with the Court of Common Pleas of the within County to open judgment if you have a meritorious defense against the person or company that has entered a judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you. (2) After the Sheriff's Sale you may file a petition with the Court of Common Pleas of the within County to set aside the sale for a grossly inadequate price for other proper cause. This petition MUST BE FILED BEFORE THE SHERIFF'S DEED IS DELIVERED. (3) A petition or petitions raising the legal issues or rights mentioned in the preceding paragraph must be presented to the Court of Common Pleas of the within County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the court and a proposed order of rule must be attached to the petition. If a

specific return date is desired, such date must be obtained from the Court Administrator's Office – Civil Division, of the within County Courthouse, before a presentation of the petition to the court.

ROGER FAY, ESQUIRE
ALBERTELLI LAW

14000 Commerce Parkway
Suite H
Mount Laurel, NJ 08054
Phone: (856) 724-1888

July 17

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

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on AUGUST 8, 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-2018-09045
(#1 AUG/2025)**

THE BANK OF NEW YORK
MELLON TRUST COMPANY NA
vs.

HOMER R. DANEY

Property Address:

510 Nazareth Pike, Nazareth, PA 18064

UPI/Tax Parcel Number:

K7SE4/3/2/0418

ALL THAT CERTAIN messuage or tenement and lot or piece of land situate on the public highway leading from Bethlehem to Nazareth in Lower Nazareth Township, Northampton County, Pennsylvania, known as Lot No. 3 on Plat or Draft of "Fairview Terrace" as recorded in Map Book 8 at page 43.

TITLE TO SAID PREMISES is vested in Homer R. Daney by deed from Homer R. Daney, surviving tenant by the entireties, said deed recorded on December 19, 2014, in the Northampton County Recorder of Deeds office in Book 2014-1 at page 223767.

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

No. C-48-CV-2019-03085

(#4 AUG/2025)

TOWNSHIP OF BETHLEHEM

vs.

RACHAEL L. ANGST

Property Address:

3166 Wilson Avenue, Bethlehem,
PA 18020

UPI/Tax Parcel Number:

N7SW2/10/5A/0205

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

TITLE TO SAID PREMISES is vested in Rachael L. Angst by deed from Edward D. Shelton and Sherry Shelton, said deed recorded on December 17, 2002, in the Northampton County Recorder of Deeds office in Book 2002-1 at page 355824.

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

No. C-48-CV-2019-06114

(#10 AUG/2025)

CITY OF BETHLEHEM

vs.

RICHARD WEINER, AMY WEINER

Property Address:

937 Moravia Street, Bethlehem,
PA 18015

UPI/Tax Parcel Number:

P6SW3D/3/1H/0204

ALL THAT CERTAIN messuage, tenement and tract, parcel or piece of land situate on the south side of Moravia Street in the First Ward of Bethlehem City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Richard Weiner and Amy Weiner by deed from Gary L. Helms and Mary K. Helms, said deed recorded on August 8, 2016, in the Northampton County Recorder of Deeds office in Book 2016-1 at page 165653.

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

No. C-48-CV-2020-07552

(#9 AUG/2025)

NORTHAMPTON AREA SCHOOL
DISTRICT

vs.

KAY K. MILISITS

Property Address:

2859 Mountain View Drive, Bath,
PA 18014

UPI/Tax Parcel Number:

H5/22/2A/0520

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

TITLE TO SAID PREMISES is vested in Kay K. Milisits by deed recorded on October 27, 2003, in the Northampton County Recorder of Deeds office in Book 2003-1 at page 449240.

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-2022-02384

(#22 AUG/2025)

LAKEVIEW LOAN SERVICING, LLC
vs.

GAIL KING, TERRENCE BILLMAN

Property Address:

21 Edie Lane, Easton, PA 18045

UPI/Tax Parcel Number:

M8SE2/18/26/0324

ALL THAT CERTAIN lot or piece of ground situate in Palmer Township, Northampton County, Pennsylvania, being Lot No. 112 as shown on the Plan of "Wilden Acres", said Plan recorded in Map Book 12 at page 53.

TITLE TO SAID PREMISES is vested in Gail King and Terrence Billman, as tenants by the entirety, by deed from Kimberly Kunsman, unmarried, said deed recorded on April 12, 2016, in the Northampton County Recorder of Deeds office in Book 2016-1 at page 067170.

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

No. C-48-CV-2022-05804**(#15 AUG/2025)**

FORKS TOWNSHIP

vs.

MARIO N. FAMULARO

Property Address:

19 Brandywine Court, Easton, PA 18040

UPI/Tax Parcel Number:

K9SE4/8/20/0311

ALL THAT CERTAIN tract of land situated in Forks Township, Northampton County, Pennsylvania, being Lot 19 of Brandywine Court as shown on plan titled "Corrective Final Plat, Portion of Independence Development, Section II", recorded in Plan Book 1995-5 at page 204.

TITLE TO SAID PREMISES is vested in Mario N. Famularo by deed from Marian L. Trapani, said deed recorded on December 20, 2005, in the Northampton County Recorder of Deeds office in Book 2005-1 at page 514761.

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

No. C-48-CV-2022-08175**(#27 AUG/2025)**

BETHLEHEM AREA SCHOOL DISTRICT

vs.

JEFFREY M. VACLAVIK,

GEORGEANN M. VACLAVIK

Property Address:

101 West 4th Street, Bethlehem, PA 18015

UPI/Tax Parcel Number:

P6SEA1/18/4/0204

ALL THAT CERTAIN messuage, tenement and lot or tract of land, with the hereditaments and appurtenances, situate in Bethlehem City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Jeffrey M. Vaclavik and Georgeann M. Vaclavik, said deed recorded on February 2, 1995, in the Northampton County Recorder of Deeds office in Book 1995-1 at page 009537.

THEREON BEING ERECTED a three-story combination residential apartment building and commercial storefront with brick exterior and slate roof.

No. C-48-CV-2023-04151**(#29 AUG/2025)**

IRVIN E. POVLOW, LLC

vs.

ANNE L. FLISZAR,

JOHN L. FLISZAR

Property Address:

181 Persimmon Lane, Bangor, PA 18013

UPI/Tax Parcel Number:

C9/3/9/0131

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

TITLE TO SAID PREMISES is vested in Anne L. Fliszar by deed from Arelene June Fliszar, said deed recorded on November 30, 1993, in the Northampton County Recorder of Deeds office in Book 1993-2 at page 004196.

THEREON BEING ERECTED a two-story Cape Cod-style single residential dwelling with aluminum siding, shingle roof and pole barn.

**No. C-48-CV-2023-09157
(#19 AUG/2025)**

SELENE FINANCE, LP
vs.

RALPH M. HEIMRICH,
UNITED STATES OF AMERICA,
ELIZABETH A. HEIMRICH

Property Address:

16 West Center Street, Nazareth,
PA 18064

UPI/Tax Parcel Number:

J7SE2D/8/11/0421

ALL THAT CERTAIN lot or parcel of land, with the improvements thereon erected, situate in Nazareth Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Ralph M. Heimrich and Elizabeth A. Heimrich, husband and wife, and Elizabeth Markulics, as joint tenants with right of survivorship, by deed from Richard F. Werner and Joan M. Werner, said deed recorded on Jun 25, 2004, in the Northampton County Recorder of Deeds office in Book 2004-1 at page 247179. The said Elizabeth Markulics died on October 6, 2010, whereby title became vested in Ralph M. Heimrich and Elizabeth A. Heimrich.

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

**No. C-48-CV-2023-10190
(#24 AUG/2025)**

FORKS TOWNSHIP
vs.

LORI A. SCHAEFER

Property Address:

1905 Richmond Road, Easton, PA
18040

UPI/Tax Parcel Number:

K9SE1/2/7/0311

ALL THAT CERTAIN parcel or tract of land, together with the improvements thereon erected, situate in Forks Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Brian C. Schaefer and Lori A. Schaefer by deed recorded on August 20, 1986, in the Northampton County Recorder of Deeds office in Book 707 at page 536. The said Brian C. Schaefer departed this life on November 16, 2019, whereby title became vested solely in Lori A. Schaefer.

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

**No. C-48-CV-2024-00141
(#14 AUG/2025)**

WILSON AREA SCHOOL DISTRICT
vs.

ANVI0917, INC.

Property Address:

1507 NORTHAMPTON STREET,
EASTON, PA 18042

UPI/Tax Parcel Number:

L9SW2B/13/1/0837

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements erected thereon, situate in Wilson Borough, Northampton County, Pennsylvania.

THEREON BEING ERECTED a commercial gas station/convenience store with block exterior, metal roof and eight gas pumps.

Property Address:

1517 Northampton Street, Easton,
PA 18042

UPI/Tax Parcel Number:

L9SW2B/13/2/0837

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements erected thereon, situate in Wilson Borough, Northampton County, Pennsylvania.

TITLE TO BOTH PARCELS is vested in ANVI0917, Inc., by deed from Tolani Rekha, LLC, said deed recorded on June 4, 2021, in the Northampton County Recorder of Deeds office in Book 2021-1 at page 198894.

THEREON BEING ERECTED a one-car loading dock/garage with block exterior and metal roof.

**No. C-48-CV-2024-00335
(#17 AUG/2025)**

WILMINGTON SAVINGS FUND
SOCIETY, FSB, AS OWNER
TRUSTEE ET AL.

vs.

THOMAS BEAHM, HEIR OF
JOAN E. BEAHM, DECEASED,
JAMES BEAHM, HEIR OF JOAN E.
BEAHM, DECEASED, ROBERT M.
BEAHM, JR., HEIR OF JOAN E.
BEAHM, DECEASED, CINDY
PARTON, HEIR OF JOAN E.
BEAHM, DECEASED, SANDY
BECKER a/k/a SANDRA
BECKER, HEIR OF JOAN E.
BEAHM, DECEASED, VALERIE
BEAHM, HEIR OF JOAN E.
BEAHM, DECEASED, UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS
AND ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR
UNDER JOAN E. BEAHM,
DECEASED, UNITED STATES
OF AMERICA

Property Address:

3636 Orth Street, Bethlehem, PA
18020

UPI/Tax Parcel Number:

M7SE4/18/5A/0205

ALL THAT CERTAIN lot or parcel of land, with the improvements erected thereon, situated on the southerly side of Orth Street between 7th and 9th Streets in Bethlehem Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Joan E. Beahm by deed from Robert M. Beahm and Joan E. Beahm, said deed recorded on April 23, 2008, in the Northampton County Recorder of Deeds office in Book 2008-1 at page 116541.

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

**No. C-48-CV-2024-01310
(#16 AUG/2025)**

FIDELITY DEPOSIT AND
DISCOUNT BANK
vs.

MARIO N. FAMULARO

Property Address:

19 Brandywine Court, Easton, PA
18040

UPI/Tax Parcel Number:

K9SE4/8/20/0311

ALL THAT CERTAIN tract of land situated in Forks Township, Northampton County, Pennsylvania, being Lot 19 of Brandywine Court as shown on plan titled "Corrective Final Plat, Portion of Independence Development, Section II", recorded in Plan Book 1995-5 at page 204.

TITLE TO SAID PREMISES is vested in Mario N. Famularo by deed from Marian L. Trapani, said deed recorded on December 20, 2005, in the Northampton County Recorder of Deeds office in Book 2005-1 at page 514761.

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

No. C-48-CV-2024-07942**(#3 AUG/2025)**

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

vs.

DAVID DUDECK, KNOWN HEIR
FOR DEBORAH WAITE,
DECEASED, NICKOLAS FORNEY,
KNOWN HEIR FOR DEBORAH
WAITE, DECEASED, SHANNON
MADISON, KNOWN HEIR FOR
DEBORAH WAITE, DECEASED,
UNKNOWN HEIRS OF DEBORAH
WAITE, DECEASED

Property Address:

3326 Lehigh Street, Bethlehem,
PA 18020

UPI/Tax Parcel Number:

N7SE1/13/7/0205

ALL THAT CERTAIN lot or parcel
of land in Bethlehem Township,
Northampton County, Pennsylvania,
being designated as Lots Nos. 1, 2, 3,
4, Block 26, according to the "Plan of
Freemansburg Heights", said Plan
recorded in Map Book 6 at page 52.

TITLE TO SAID PREMISES is
vested in Louis E. Waite and Deborah
Waite, husband and wife, by deed
from Lawrence T. Rosati and Joy
Rosati, his wife, said deed recorded
on April 12, 1995, in the Northamp-
ton County Recorder of Deeds office
in Book 1995-1 at page 031131. The
said Louis E. Waite departed this life
on February 26, 2023, whereby title
became vested solely in Deborah
Waite. And the said Deborah Waite
departed this life on May 8, 2024.

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

No. C-48-CV-2024-10072**(#18 AUG/2025)**

SELENE FINANCE, LP

vs.

JOHN P. REPETSKY

Property Address:

4410 Circle Drive, Bethlehem, PA
18020

UPI/Tax Parcel Number:

L7NW3/6/5/0418

ALL THAT CERTAIN parcel or tract
of land situate in Lower Nazareth
Township, Northampton County,
Pennsylvania, and designated as Lot
No. 40 on Final Plan of Church Hill
Farms - Section IV, recorded in Plan
Book 30 at page 6.

TITLE TO SAID PREMISES is
vested in John P. Repetsky and Alana
Repetsky by deed from Chevelle
Mejias n/k/a Chevelle King, and
Alexander King, said deed recorded
on April 23, 2019, in the Northamp-
ton County Recorder of Deeds office
in Book 2019-1 at page 072479. The
said Alana Repetsky departed this life
on July 4, 2022, whereby title became
vested solely in John P. Repetsky.

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

No. C-48-CV-2024-11188**(#2 AUG/2025)**

CARRINGTON MORTGAGE
SERVICES LLC

vs.

MELISSA S. BARKET

Property Address:

47 Long Street, Bangor, PA 18013

UPI/Tax Parcel Number:

D10SW2D/7/8/0109

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

TITLE TO SAID PREMISES is
vested in Melissa S. Barket by deed
from John Angileri and Joyce M.
Angileri, husband and wife, said deed
recorded on December 21, 2012, in
the Northampton County Recorder of
Deeds office in Book 2012-1 at page
308696.

THEREON BEING ERECTED a one-story ranch-style single residential dwelling with faux stone exterior, shingle roof and screened-in porch.

No. C-48-CV-2024-11505
(#20 AUG/2025)

WELLS FARGO BANK, N.A.

vs.

VIRGINIA E. HAND a/k/a VIRGINIA STUMPF a/k/a VIRGINIA HAND

Property Address:

616 Christian Street, Bethlehem, PA 18015

UPI/Tax Parcel Number:

P6SW3A/6/1/0204

ALL THAT CERTAIN lot or piece of ground situated in Bethlehem City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Virginia Stumpf, single, by deed from James Stumpf and Virginia Hand, a divorced couple, said deed recorded on December 13, 2018, in the Northampton County Recorder of Deeds office in Book 2018-1 at page 264409.

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

No. C-48-CV-2024-11739
(#21 AUG/2025)

PENNYMAC LOAN SERVICES, LLC

vs.

IVORY L. KING, JR.

Property Address:

3899 Route 378, Bethlehem, PA 18015

UPI/Tax Parcel Number:

P6SW3C/7/21/0719

ALL THAT CERTAIN messuage or tenement and lot or piece of ground situate on the east side of State Highway 12 leading from Bethlehem to Philadelphia in Lower Saucon Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Ivory L. King, Jr., by deed from Aritec, LLC, by its sole member Rocco Viscito, said deed recorded on October 14, 2021, in the Northampton County Recorder of Deeds office in Book 2021-1 at page 367988.

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

No. C-48-CV-2025-02372
(#30 AUG/2025)

NEBAHAT EVYAP ISBILEN

vs.

SELMAN TURK

Property Address:

2807 Eagle Nest Lane, Nazareth, PA 18064

UPI/Tax Parcel Number:

K6/8/1-66/0432

ALL THAT CERTAIN parcel of land located in Upper Nazareth Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Selman Turk by deed from Northampton County Sheriff, said deed recorded on June 24, 2019, in the Northampton County Recorder of Deeds office in Book 2019-1 at page 122908.

THEREON BEING ERECTED a two-story single residential dwelling with vinyl 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
Sheriff

Northampton County,
Pennsylvania

ALEXANDRIA J. CROUTHAMEL,
ESQUIRE
Solicitor to the Sheriff

July 17, 24, 31

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



PERIODICAL PUBLICATION

* Dated Material. Do Not Delay. Please Deliver Before Monday, July 21, 2025