

# Northampton County Reporter

(USPS 395-280)

VOL. LXIII

EASTON, PA July 24, 2025

NO. 82

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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**

Rebecca Kulik . . . . . President  
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Richard Eugene Santee . . . . . Vice President  
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Isaac A. Hof . . . . . Secretary  
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Mark B. Stanziola

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

*Northampton County Reporter*

**Attorney Referral & Information Service  
155 South Ninth Street, P.O. Box 4733  
Easton, PA 18042**

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

**E-mail: [nba@norcobar.org](mailto:nba@norcobar.org)**

**PBA (800) 932-0311—PBI (800) 932-4637**

**BAR ASSOCIATION STAFF**

Mary Beth Leeson . . . . . Executive Director  
Rose Wedde . . . . . Accounting  
Pamela Frick Smith. . . . . Legal Journal  
Kaitlyn Rodriguez . . . . . Attorney Referral  
Jessica M. Bosco . . . . . Attorney Referral

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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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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](http://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.

Count your age by friends, not years. Count your life by smiles, not tears.  
~ John Lennon

**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****BLAYLE, CHARLES EDWARD,**  
dec'd.

Late of the Borough of Wilson,  
Northampton County, PA

Administrator: Nicholas R.  
Sabatine, III, Esquire, 16 S.  
Broadway, Suite 1, Wind Gap,  
PA 18091

**BONGE, JANICE S. a/k/a JANICE  
E. BONGE,** dec'd.

Late of the City of Bethlehem,  
Northampton County, PA

Co-Executors: Stephen W.  
Bonge and Gregory Wayne  
Bonge 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

**CARCHIO, PATRICIA A.,** dec'd.

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

Executrix: Wendy A. Westwood  
c/o Charles Bruno, Esquire,  
Bruno Law, P.O. Box 468,  
Easton, PA 18044-0468

Attorneys: Charles Bruno,  
Esquire, Bruno Law, P.O. Box  
468, Easton, PA 18044-0468

**CIFERRI, JOSEPH R.,** dec'd.

Late of the Township of  
Bethlehem, Northampton  
County, PA

Personal Representative: Melanie  
Ciferri c/o Scott R. Steirer,  
Esquire, Pierce & Steirer, LLC,  
124 Belvidere Street, Nazareth,  
PA 18064

Attorneys: Scott R. Steirer,  
Esquire, Pierce & Steirer, LLC,  
124 Belvidere Street, Nazareth,  
PA 18064

**CUNNINGHAM, LUKE R.,** dec'd.

Late of Bethlehem City, North-  
ampton County, PA

Executor: Francis E. Molinari  
c/o Edward H. Butz, Esquire,  
Lesavoy Butz, 1620 Pond Rd.,  
#200, Allentown, PA 18104

Attorneys: Edward H. Butz,  
Esquire, Lesavoy Butz, 1620  
Pond Rd., #200, Allentown, PA  
18104

**DIEHM, FRANK NICHOLAS,** dec'd.

Late of Lehigh Township, North-  
ampton County, PA

Executrix: Karen L. Schell, 552  
Beefwood Rd., Northampton, PA  
18067

Attorneys: Daniel G. Spengler,  
Esquire, Spengler Brown Law  
Offices, 110 East Main Street,  
Bath, PA 18014

**EDELMAN, DONALD R.,** dec'd.

Late of 139 Bushkill Street,  
Tatamy, PA 18085

Personal Representative: Randy  
R. Edelman c/o Eric R. Strauss,

Esquire, 33 South Seventh Street, P.O. Box 4060, Allentown, PA 18105

Attorney: Eric R. Strauss, Esquire, 33 South Seventh Street, P.O. Box 4060, Allentown, PA 18105

**FLORES, DALE R., JR. a/k/a DALE FLORES, JR. and DALE R. FLORES, dec'd.**

Late of 297 Long Lane Road, Walnutport, Northampton County, PA

Executors: Mr. Dale Robert Flores, III, 28629 North 46th Place, Cave Creek, AZ 85331 and Mr. Paul Richard Flores, 3128 East Appaloosa Road, Gilbert, AZ 85296

Attorneys: Matthew G. Schnell, Esquire, Strubinger Law, P.C., 505 Delaware Avenue, P.O. Box 158, Palmerton, PA 18071-0158

**FONTE, LAWRENCE D., dec'd.**

Late of Palmer Township, Northampton County, PA

Administrator: Robert Michael Fonte, 770 Pohatcong St., Phillipsburg, NJ 08865

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

**HARRINGTON, MAUREEN, dec'd.**

Late of Catasauqua, Northampton County, PA

Executor: John Harrington c/o Santanasto Law, 210 E. Broad St., Bethlehem, PA 18018

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

**HORVATH, SUSAN C., dec'd.**

Late of the Borough of Nazareth, Northampton County, PA

Co-Executrices: Marilyn K. Leshko and Carol A. Brunnabend

c/o Theresa Hogan, Esquire, 340 Spring Garden Street, Easton, PA 18042

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

**KLIER, KAMIL, dec'd.**

Late of the Township of Hanover, Northampton County, PA

Executor: John Klier 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

**MARTOCCI, JOSEPH F., JR., dec'd.**

Late of the Borough of Roseto, Northampton County, PA

Executor: Nicholas J. Martocci 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

**MONCMAN, DIANE T., dec'd.**

Late of Bethlehem Township, Northampton County, PA

Executor: Timothy M. Moncman 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

**NEMCHICK, DENNIS JOSEPH, dec'd.**

Late of the Borough of Walnutport, Northampton County, PA

Executrices: April Theresa DeBraganca and Rachel Nemchick 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

**SCHAFFER, TERRY E.,** dec'd.

Late of the Borough of Northampton, Northampton County, PA

Administratrix: Gail Ann Schaffer 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

**SCHMEAL, BEULAH GAIL a/k/a GAIL B. SCHMEAL,** dec'd.

Late of Easton, Northampton County, PA

Executor: Bruce W. Schmeal c/o Kelley & Kelley, LLC, 16 Luzerne Avenue, Suite 145, West Pittston, PA 18643

Attorneys: Kelley & Kelley, LLC, 16 Luzerne Avenue, Suite 145, West Pittston, PA 18643

**SLUTTER, RICHARD LEE,** dec'd.

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

Co-Executrices: Robin Lee Miller and Stephanie A. Smith 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

**TRINCHERIA, SHIRLEY HOFF,** dec'd.

Late of the Township of Forks, Northampton County, PA

Executrix: Valerie Boyer 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

**WALTERS, ROBERT G.,** dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Executrix: Susan W. Kempf a/k/a Susan H. Kempf 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

**SECOND 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

**THIRD 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

**NOTICES OF 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 18, 2025, for the purpose of obtaining a Certificate of Incorporation of a proposed business corporation to be organized under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, as amended (15 Pa.C.S. §1306).

The name of the proposed corporation is:

**C L KARCH & DAUGHTERS, INC.**

STEVEN N. GOUDSOUZIAN,  
ESQUIRE

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

July 24

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed in the Department of State of The Commonwealth of Pennsylvania on July 5, 2025 for

**NEW CHOPSTICK INC.**

under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

July 24

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on July 1, 2025 for the purposes of obtaining a Certificate of Incorporation of a proposed business corporation to be organized under the provisions of the Pennsylvania Business Corporation

Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, as amended.

The name of the corporation is:

**TRAINS-N-LANES, INC.**

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

ALFRED S, PIERCE, ESQUIRE  
PIERCE & STEIRER, LLC

124 Belvidere Street  
Nazareth, PA 18064

July 24

**PUBLIC NOTICE OF AN EXISTING**

**NOTICE OF A 508(c)(1)(A)  
CHRISTIAN RELIGIOUS BASED  
TAX EXEMPT ORGANIZATION  
ESTABLISHED IN  
PENNSYLVANIA KNOWN AS  
Nazarene Charitable Church of  
God, a current fictitious name  
filing.**

On July 11, 2025, community membership individuals gathered in faithful concert to establish a Christian religious based tax exempt organization for the charitable purposes in support of ALL manners to humanity, applicable by ordinances and policies created within by same.

For complete details of the said establishment with general ordinances and policies formed, please request details by mailing a request to: Nazarene Charitable Church of God with a mailing address of 3116 Bath Pike, Nazareth, Pennsylvania 18064. Responses are usually fulfilled within 30 days from receiving said request.

July 24

**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. DANAY

**Property Address:**

510 Nazareth Pike, Nazareth, PA  
18064

**UPI/Tax Parcel Number:**  
K7SE4/3/2/0418

ALL THAT CERTAIN message 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 message, 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 message, 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:**

P6SE1A/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.

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**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.

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**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.

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**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 189894.

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.

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**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.

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**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 residen-  
tial 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 message 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 Northamp-ton 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,  
PennsylvaniaALEXANDRIA J. CROUTHAMEL,  
ESQUIRE

Solicitor to the Sheriff

July 17, 24, 31

**IN THE COURT OF COMMON PLEAS OF  
NORTHAMPTON COUNTY  
COMMONWEALTH OF PENNSYLVANIA  
CRIMINAL DIVISION**

**IN RE: ADMINISTRATIVE      No. C-48-AD-45-2024  
ORDER 2025-7  
TERMINATION OF  
ADMINISTRATIVE ORDERS  
2024-5 and 2025-5**

***ADMINISTRATIVE ORDER***

**AND NOW**, this 16th day of July, 2025, in accordance with the Supreme of Court of Pennsylvania's June 20, 2025 Order denying the undersigned's Petition for Approval of the Third Judicial District's Expansion of Pre-existing Central Court Program, it is hereby **ORDERED** and **DECREED** that Administrative orders 2024-5 and 2025-5 shall be **VACATED** on August 19, 2025.

It is further **DIRECTED** that, in accordance with the Supreme Court of Pennsylvania's sixty (60) day deadline that provides the Court with time to gradually revert scheduling procedures as to avoid mass confusion for all participants, the preliminary hearings for cases regarding alleged violations of 75 Pa.C.S. § 3802 originating on or after July 17, 2025 shall be scheduled for hearings in the issuing authority's court and all cases currently scheduled for the August 19, 2025 D.U.I. Central Court date, and thereafter, shall be reassigned to their originating issuing authority.

**BY THE COURT**

/s/ Craig A. Dally \_\_\_\_\_  
**CRAIG A. DALLY**  
**PRESIDENT JUDGE**

July 24



The cancer clinic gives her a death sentence

*A lawyer says she has the right to live.*

Her health plan rejects her claim.

*A lawyer says they can't.*

Her boss "lets her go."

*A lawyer gets her job back.*

Her landlord tries to evict her.

*A lawyer won't let him.*

The clinic gave her a death sentence

*A lawyer gave her hope.*

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 \_\_\_\_\_

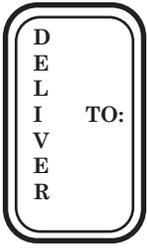
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**PERIODICAL PUBLICATION**

\* Dated Material. Do Not Delay. Please Deliver Before Monday, July 28, 2025