



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
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Northampton County Reporter

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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.

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, North-
ampton 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, North-
ampton 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 Gatavaskas, 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 residen-
tial 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 Devel-
opment, 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 appurte-
nances, 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-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.

**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 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
SheriffNorthampton 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.

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PERIODICAL PUBLICATION

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