



Northampton County Reporter

(USPS 395-280)

VOL. LXIII

EASTON, PA August 21, 2025

NO. 86

CONTENTS

Bar News	3	Legal Notices.....	9
Eastburn and Gray, PC Job Openings.....	15	Notice of Nonprofit Incorporation.....	9
Estate and Trust Notices	4	Sheriff's Sale.....	10

NOTICE TO THE BAR...

N.C. Reporter Deadline Changes

August 28 Edition – new deadline to submit ads is August 21 by Noon.

September 4 Edition – new deadline to submit ads is August 28 by Noon.

**NORTHAMPTON COUNTY BAR ASSOCIATION
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Northampton County Reporter

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Easton, PA 18042

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BAR ASSOCIATION STAFF

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

Subscription Price—\$75.00 per year.

Periodical Postage Paid at Easton, PA and additional office.

Postmaster: Send all communications and address changes to:

NORTHAMPTON COUNTY REPORTER

155 South Ninth St., Easton, PA 18042-4399

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

Ralph J. Bellafatto, Esquire

Editor

NOTICE TO NCBA MEMBERS – BAR NEWS**Quarterly Association Meeting** – Thursday, September 11, 2025

Register online at:

<https://norcobar.org/product/hcba-quarterly-meeting-09-11-2025/>

Save the Dates

Malpractice Avoidance Seminar – Wednesday, September 24, 2025

12:00 – 1:30 p.m. – Jury Lounge

Register at: <https://norcobar.org/product/avoiding-legal-malpractice-seminar/>

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.

True patriotism springs from a belief in the dignity of the individual, freedom
and equality not only for Americans but for all people on earth.
~ Eleanor Roosevelt

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**ECK, CLEO MARIE, dec'd.**

Late of the Township of Williams, Northampton County, PA
Executrix: Cheryl Amanda Grover c/o Theresa Hogan, Esquire, 340 Spring Garden Street, Easton, PA 18042
Attorney: Theresa Hogan, Esquire, 340 Spring Garden Street, Easton, PA 18042

JERONIS, CATHERINE MARY, dec'd.

Late of the Township of Williams, Northampton County, PA
Executrix: Catherine Mary Donovan 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

KEPNER, DOROTHY J., dec'd.

Late of the Township of Palmer, Northampton County, PA

Administratrix C.T.A.: Linda Ann Sheridan 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

MARTYNICK, JOHN F., dec'd.

Late of the Borough of Bangor, Northampton County, PA
Executrix: Joeline Ellen Mayberry 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

MERLO, CHRISTINE C., dec'd.

Late of the City of Bethlehem, Northampton County, PA
Executor: Daniel E. Cohen c/o Law Offices of Robert H. Jacobs, 1 South 3rd Street, Suite 901, Easton, PA 18042-4542
Attorneys: Law Offices of Robert H. Jacobs, 1 South 3rd Street, Suite 901, Easton, PA 18042-4542

MESSINA, MARGARET J., dec'd.

Late of Easton, Northampton County, PA
Executrix: Joan M. Tibbott, 505 New Brunswick Avenue, Phillipsburg, NJ 08865
Attorneys: Brad M. Russo, Esquire, Russo Law Offices, LLC, 633 Belvidere Road, Phillipsburg, NJ 08865

NEWELL, CONSTANCE M., dec'd.

Late of the Borough of Nazareth, Northampton County, PA
Executrix: Tamela Eileen Fidyk 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

RAISNER, RANDY W., dec'd.

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

Administrator: Scott D. Raisner 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

RUSSO, RINA, dec'd.

Late of Nazareth, Northampton County, PA

Executor: Louis Boscia c/o Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045

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

SCHALLES, ROBERT Z., dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executrix: Concetta A. Schalles, 305 Carver Drive, Bethlehem, PA 18017

Attorney: Victor E. Scomillio, Esquire, 1216 Linden Street, P.O. Box 1409, Bethlehem, PA 18016

SNYDER, LUCY M., dec'd.

Late of the City of Easton, Northampton County, PA

Executrix: Diane Janice Haney 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

TIERNEY, GLADYS I., dec'd.

Late of Northampton County, PA
Executrix: Karen Kozak-Lott c/o Stephen M. Mowrey, Esquire, 4501 Bath Pike, Bethlehem, PA 18017

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

TOTH, JOHN J., dec'd.

Late of Easton, Northampton County, PA

Executrix: Karen A. Toth, 60 Connard Drive, Easton, PA 18042

Attorneys: Brad M. Russo, Esquire, Russo Law Offices, LLC, 633 Belvidere Road, Phillipsburg, NJ 08865

TRESIZE, SALLY ANN, dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executors: Thomas John Mammano, Ann Marie Mammono and Robert V. Littner, Esquire c/o Littner & Littner Law Offices, PLLC, 512 North New Street, Bethlehem, PA 18018

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

TRIBBLE, LAVIECE E., dec'd.

Late of Bethlehem, Northampton County, PA

Administratrix: Jana Kay Tribble c/o Christopher T. Spadoni, Esquire, 1413 Easton Ave., P.O. Box 522, Easton, PA 18018

Attorney: Christopher T. Spadoni, Esquire, 1413 Easton Ave., P.O. Box 522, Easton, PA 18018

VARN, ARRON, D., dec'd.

Late of Forks Township, Northampton County, PA

Executor: Arron D. Varn, Jr., 740 Newton Rd., Pueblo, CO 81005

Attorneys: Aaroe Law Offices, 2658 Nazareth Rd., Easton, PA 18045

WOELFEL, JUDD J., dec'd.

Late of Bethlehem, Northampton County, PA

Personal Representatives: Alyssa A. Citron and Jenna L. Woelfel c/o Paul S. Frank, Esquire, King Spry Herman Freund & Faul, LLC, One West Broad Street, Suite 700, Bethlehem, PA 18018
Attorneys: Paul S. Frank, Esquire, King Spry Herman Freund & Faul, LLC, One West Broad Street, Suite 700, Bethlehem, PA 18018

SECOND PUBLICATION

BOYSKEY, KIM A., dec'd.

Late of Freemansburg, Northampton County, PA
Executor: Michael F. Corriere, Esquire, Corriere and Andres, LLC, 433 East Broad Street, P.O. Box 1217, Bethlehem, PA 18016-1217
Attorneys: Michael F. Corriere, Esquire, Corriere and Andres, LLC, 433 East Broad Street, P.O. Box 1217, Bethlehem, PA 18016-1217

DAVIS, CHRISTOPHER W., dec'd.

Late of Bethlehem Township, Northampton County, PA
Executor: Scott William Davis, 3100 10th Street, Bethlehem, PA 18080, Easton, PA 18020

DONCHEZ, CHARLES JOSEPH, dec'd.

Late of Bethlehem, Northampton County, PA
Executrix: Donna M. Ford 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

KATZ, SUSAN A., dec'd.

Late of the City of Bethlehem, Northampton County, PA
Executor: Justin B. Mascio 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

KINDRED, WILLIAM J., III, dec'd.

Late of the Borough of Wind Gap, Northampton County, PA
Executrix: Mary Louise Williams 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

MACINTYRE, NORMAN LAW, dec'd.

Late of Easton, Northampton County, PA
Executrix: Jennifer Flogel c/o Nancy G. Aaroe, Esquire, 2358 Gruver Avenue, Easton, PA 18045
Attorney: Nancy G. Aaroe, Esquire, 2358 Gruver Avenue, Easton, PA 18045

MIKLAS, ANDREW F., JR., dec'd.

Late of the Borough of Nazareth, Northampton County, PA
Executor: David Andrew Miklas 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

NORELLI, JANE P., dec'd.

Late of the Borough of Macungie, Lehigh County, PA
The Jane P. Norelli Irrevocable Trust
Co-Trustees: Karen S. Norelli, Charles C. Norelli and Clyde Norelli c/o Robert B. Roth, Esquire, The Roth Law Firm, P.O. Box 4355, Allentown, PA 18105

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

SHEA, JANET ANN, dec'd.

Late of the Borough of Nazareth,
Northampton County, PA
Executrix: Colleen Shea Iannone
c/o Timothy B. Fisher, II,
Esquire, Fisher & Fisher Law
Offices, P.O. Box 396,
Gouldsboro, PA 18424
Attorneys: Timothy B. Fisher, II,
Esquire, Fisher & Fisher Law
Offices, P.O. Box 396,
Gouldsboro, PA 18424

THORNTON, HARRY F., JR.,
dec'd.

Late of the City of Easton,
Northampton County, PA
Executor: Richard J. Sostorecz
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

VERBA, ARTHUR E., dec'd.

Late of the Township of Williams,
Northampton County, PA
Administrator: Edward A. Verba,
801 Jackson St., Easton, PA
18042
Attorneys: Steven D. Brown,
Esquire, Spengler Brown Law
Offices, 110 East Main Street,
Bath, PA 18014

WALTER, LESTER LAWRENCE,
dec'd.

Late of the Township of
Bethlehem, Northampton
County, PA
Executrix: Gail Darlene Hettel
c/o Timothy J. Duckworth,
Esquire, Mosebach, Funt,
Dayton & Duckworth, P.C., 2045
Westgate Drive, Suite 404,
Bethlehem, PA 18017

Attorneys: Timothy J.
Duckworth, Esquire, Mosebach,
Funt, Dayton & Duckworth,
P.C., 2045 Westgate Drive, Suite
404, Bethlehem, PA 18017

ZALEWSKI, GRACE M., dec'd.

Late of the Township of Upper
Mount Bethel, Northampton
County, PA
Executor: William F. Zalewski,
456 Slateford Road, Mount
Bethel, PA 18343
Attorney: Ronold J. Karasek,
Esquire, Karasek Law Offices,
LLC, 641 Market Street, Bangor,
PA 18013

THIRD PUBLICATION

BERGER, BETTY MAE, dec'd.

Late of the Township of Hanover,
Northampton County, PA
Executrix: Alison Berger Boor
a/k/a Alison D. Boor 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

BONNEY, SANDRA ANN, dec'd.

Late of Northampton County, PA
Administratrix: Ann Elizabeth
Bonney, 3651 Waggoners Gap
Road, Carlisle, PA 17015

DENIS, JHERAN, dec'd.

Late of Easton, Northampton
County, PA
Administratrix: Juliana Denis
c/o Goudsouzian & Associates,
2940 William Penn Highway,
Easton, PA 18045
Attorneys: Goudsouzian &
Associates, 2940 William Penn
Highway, Easton, PA 18045

DILCHERD, MADELINE M., dec'd.

Late of the Township of Bushkill,
Northampton County, PA

Executor: Kenneth S. Dilcherd
c/o Dionysios C. Pappas,
Esquire, Vasiliadis Pappas
Associates LLC, 2551 Baglyos
Circle, Suite A-14, Bethlehem,
PA 18020

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

GEORGE, PHILIP A., SR., dec'd.

Late of Bethlehem Township,
Northampton County, PA

Executrix: Gail Ann George c/o
Law Offices of Lawrence B. Fox,
P.C., 1834 Pennsylvania Avenue,
Allentown, PA 18109

Attorneys: Law Offices of
Lawrence B. Fox, P.C., 1834
Pennsylvania Avenue, Allentown,
PA 18109

HELLER, JANE ELIZABETH,
dec'd.

Late of the Township of Forks,
Northampton County, PA

Executrix: Vickie Jayne Corriere
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

HILL MOSER, NANCY F., dec'd.

Late of the City of Bethlehem,
Northampton County, PA

Co-Administrators: Travis Justin
Hill and Trever Flores Hill 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

HIXON, RUSSELL W., dec'd.

Late of the City of Easton,
Northampton County, PA

Executor: Richard Reuben Hixon
c/o Daniel E. Cohen, Esquire,
Hof & Reid, LLC, 3101 Emrick
Blvd., Suite 205, Bethlehem, PA
18020

Attorneys: Daniel E. Cohen,
Esquire, Hof & Reid, LLC, 3101
Emrick Blvd., Suite 205,
Bethlehem, PA 18020

MARINELLI, JOHN P., dec'd.

Late of the Township of Hamilton,
Northampton County, PA

Administrator: Ty Marinelli 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

REFOWICH, BARBARA S., dec'd.

Late of the City of Bethlehem,
Northampton County, PA

Executrix: Elinor E. Kuhns c/o
Joseph F. Leeson, III, Esquire,
70 East Broad Street, P.O. Box
1426, Bethlehem, PA 18016-
1426

Attorney: Joseph F. Leeson, III,
Esquire, 70 East Broad Street,
P.O. Box 1426, Bethlehem, PA
18016-1426

SINGER, MARIA, dec'd.

Late of the Township of Hanover,
Northampton County, PA

Executrix: Theresa Marie Zerby
c/o Goudsouzian & Associates,
2940 William Penn Highway,
Easton, PA 18045

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

SLAMP, EDITH MABEL, dec'd.

Late of the Township of Allen,
Northampton County, PA

Executrix: Elizabeth Ann Gaston
c/o Theresa Hogan, Esquire, 340
Spring Garden Street, Easton,
PA 18042

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

SMOCK, AURELIA H., dec'd.

Late of Bethlehem Township,
Northampton County, PA
Executor: Francis M. Farris, Jr.,
485 Lark Street, Nazareth, PA
18064

STAHL, KAREN K., dec'd.

Late of the Township of Bushkill,
Northampton County, PA
Co-Administrators: Harry K.
Stahl and Brian K. Stahl 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

**STEIRER, HILDA J. a/k/a
HILDAGARD J. STEIRER,**
dec'd.

Late of Lehigh Township,
Walnutport, Northampton
County, PA
Executor: Russell M. Boyer c/o
Keith W. Strohl, Esquire, Steckel
and Stopp LLC, 125 S. Walnut
Street, Suite 210, Slatington, PA
18080

Attorneys: Keith W. Strohl,
Esquire, Steckel and Stopp LLC,
125 S. Walnut Street, Suite 210,
Slatington, PA 18080

SUTER, EMMA L., dec'd.

Late of the Borough of Bangor,
Northampton County, PA
Executrix: Karen Louise Buskirk
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

**NOTICE OF NONPROFIT
INCORPORATION**

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
August 13, 2025, for the purposes of
incorporating a nonprofit corporation
under the Pennsylvania Nonprofit
Corporation Law of 1988.

The name of the corporation is:

LEADER TO LEADER INSTITUTE

The purposes for which has been
organized are: teaching, sharing, and
coaching leadership and management
content to strengthen leadership in
the social sector.

MATTHEW D. O'DONNELL,
ESQUIRE

901 West Lehigh Street
Bethlehem, PA 18018
(610) 691-3450

Aug. 21

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that
on the 22nd day of September, 2025,
the Petition of Anna Beatrice Clark
was filed in Northampton County
Court of Common Pleas at No. C-48-
CV-2025-06766, seeking to change
the name of Petitioner from Anna
Beatrice Clark to Anna Clark
McKinney. The court has fixed
Monday, September 22, 2025 at 9:00
a.m., in Motions Court at the
Northampton County Courthouse as
the date for the 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.

Aug. 21

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on the 24th day of July, 2025, the Petition of Aydia Fulcher was filed in Northampton County Court of Common Pleas at No. C-48-CV-2025-06940, seeking to change the name(s) of minor child(ren) from Logan Kenneth Woodson to Logan Kenneth Fulcher. The Court has fixed Monday, September 22, 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.

Aug. 21

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on JULY, 29th 2025 the Petition of Chanel S. Montgomery was filed in Northampton County Court, of Common Pleas at C-48-CV-2025-07111 seeking to change the name of Petitioner from Chanel S. Montgomery to Harlem S. Montgomery. The Court has fixed Tuesday, September 23rd 2025 at 9:00 a.m. in Courtroom 6 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.

Aug. 21

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

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on SEPTEMBER 5, 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-2022-03704

(#17 SEP/2025)

CITY OF EASTON

vs.

GEORGIA HATGES

Property Address:

1126 Northampton Street, Easton,
PA 18042

UPI/Tax Parcel Number:

L9SE1A/22/1/0310

ALL THAT CERTAIN parcel of land, with improvements thereon erected, situate at the southeast corner of the intersection of Northampton Street (80 feet wide) and Elder Street (20 feet wide) in Easton City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Georgia Hatges by deed from Maria Hatges, said deed recorded on February 18, 2020, in the Northampton County Recorder of Deeds office in Book 2020-1 at page 034487.

THEREON BEING ERECTED a two-story residential apartment/commercial restaurant complex with aluminum siding and flat roof.

No. C-48-CV-2022-06896

(#14 SEP/2025)

NORTHAMPTON AREA SCHOOL
DISTRICT

vs.

EDWARD J. ALLEN, JR.

Property Address:

550 Ironwood Road, Walnutport,
PA 18088

UPI/Tax Parcel Number:

J3/14/4A/0516

ALL THAT CERTAIN lot, parcel or tract of land located along the easterly side of Ironwood Drive (T536) in Lehigh Township, Northampton

County, Pennsylvania, and shown as Lot 1 and 1A on the Subdivision Plan for Edwin L. Palansky, recorded in Plan Book 1995-5 at page 117.

TITLE TO SAID PREMISES is vested in Edward J. Allen, Jr., by deed from Richard Hulsizer and Rita Hulsizer, said deed recorded on February 23, 2015, in the Northampton County Recorder of Deeds office in Book 2015-1 at page 044091.

THEREON BEING ERECTED a split-level single residential dwelling with combination vinyl siding/brick exterior, shingle roof, attached two-car garage, detached two-car garage and shed.

No. C-48-CV-2023-03434
(#5 SEP/2025)

HSBC BANK USA, NATIONAL
ASSOCIATION, AS TRUSTEE
ET AL.

vs.

JOSEPH ROSE, III

Property Address:

3670 North Delaware Drive,
Easton, PA 18040

UPI/Tax Parcel Number:

J10/3/8/0311

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

TITLE TO SAID PREMISES is vested in Joseph Rose, III, by deed from Ryan L. Abel, said deed recorded on May 22, 2006, in the Northampton County Recorder of Deeds office in Book 2006-1 at page 202865.

THEREON BEING ERECTED a one-story ranch-style single residential dwelling with wood siding and shingle roof.

No. C-48-CV-2023-05301
(#18 SEP/2025)

CITY OF EASTON

vs.

AMBROSE SMITH,
JEANNENE J. SMITH

Property Address:

136 South 14th Street, Easton, PA
18042

UPI/Tax Parcel Number:

L9SW2C/18/22/0310

ALL THAT CERTAIN lot or piece of ground, with the northern half of a double dwelling house thereon, situated on the southeast corner of Fourteenth and Spruce Streets in Easton City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Ambrose Smith and Jeannene J. Smith by deed recorded on January 31, 1997, in the Northampton County Recorder of Deeds office in Book 1997-1 at page 010055.

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

No. C-48-CV-2023-07487
(#10 SEP/2025)

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

vs.

TRACY JO COMPANO GOETZ,
UNITED STATES OF AMERICA

Property Address:

4664 Steven Lane, Walnutport, PA
18088

UPI/Tax Parcel Number:

K2NE1/1/12/0516

ALL THAT CERTAIN lot or parcel of land, with the improvements thereon erected, situate on the northwest side of Steven Lane in Lehigh Township, Northampton County, Pennsylvania, and being known as Lot No. 25 on the Plan of Overbrook Heights.

TITLE TO SAID PREMISES is vested in William G. Goetz, III, and Tracy Jo Compano Goetz, as joint tenants with the right of survivorship, by deed from Dale Simock, said deed

recorded on August 5, 2002, in the Northampton County Recorder of Deeds office in Book 2002-1 at page 204295. The said William G. Goetz, III, departed this life on January 14, 2015, whereby title became vested solely in Tracy Jo Compano Goetz by operation of law.

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

No. C-48-CV-2023-07968
(#13 SEP/2025)

MCLP ASSET COMPANY, INC.
 vs.

RYAN HARTZELL, SURVIVING
 HEIR OF PAUL L. HARTZELL,
 DECEASED, SHILENE HARTZELL,
 SURVIVING HEIR OF PAUL L.
 HARTZELL, DECEASED,
 UNKNOWN SURVIVING HEIRS OF
 PAUL L. HARTZELL, DECEASED,
 KRISTY WOOD a/k/a KRISTY
 BOYER a/k/a KRISTY HARTZELL,
 SURVIVING HEIR OF PAUL L.
 HARTZELL, DECEASED

Property Address:

1333 Spruce Street, Easton, PA
 18042

UPI/Tax Parcel Number:
 L9SW2C/12/16/0310

ALL THAT CERTAIN lot of land, together with the improvements thereon erected, situate on the north side of Spruce Street between South Peach and South Fourteenth Streets in Easton City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Paul L. Hartzell by deed from Nelson W. Hartzell and Janice G. Hartzell, his wife, said deed recorded on January 22, 2004, in the Northampton County Recorder of Deeds office in Book 2004-1 at page 024950. The said Paul L. Hartzell departed this life on or about January 6, 2020.

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

No. C-48-CV-2023-08355
(#3 SEP/2025)

PENNYMAC LOAN SERVICES, LLC
 vs.

GUY HALL a/k/a GUY R. HALL,
 DODDIE HALL a/k/a
 DODDIE L. HALL

Property Address:

2696 Van Buren Road, Easton, PA
 18045

UPI/Tax Parcel Number:

L8NE1/16/2/0324E

ALL THAT CERTAIN lot of land on the southwest corner of the intersection of Logan Drive and Van Buren Road in Palmer Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Guy Hall and Doddie Hall, husband and wife, by deed from Santo A. Stillo, Jr., and Shirley H. Stillo, husband and wife, said deed recorded on June 15, 2015, in the Northampton County Recorder of Deeds office in Book 2015-1 at page 106625.

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

No. C-48-CV-2024-00495
(#4 SEP/2025)

BANK OF NEW YORK MELLON
 TRUST COMPANY, N.A., AS
 TRUSTEE ET AL.

vs.

UNKNOWN HEIRS OF
 JEANETTE M. PONIATERA

Property Address:

1303 East 6th Street, Bethlehem,
 PA 18015

UPI/Tax Parcel Number:

P7SW1A/9/14/0204

ALL THAT CERTAIN tract or piece of ground, together with the dwelling erected thereon, at Oberly Terrace situate in Bethlehem City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Ronald R. Poniktera and Jeanette M. Poniktera by deed from Walter Drayton, Jr., said deed recorded on March 19, 1987, in the Northampton County Recorder of Deeds office in Book 721 at page 990.

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

No. C-48-CV-2024-06730
(#6 SEP/2025)

SELENE FINANCE

vs.

JOSEPH T. HENRY

Property Address:

451 West Central Avenue, Bangor,
PA 18013

UPI/Tax Parcel Number:

D10SW1D/3/5/0109

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

TITLE TO SAID PREMISES is vested in Joseph T. Henry by deed from Donald Stambaugh and Karen Stambaugh, husband and wife, said deed recorded on May 9, 2019, in the Northampton County Recorder of Deeds office in Book 2019-1 at page 086331.

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

No. C-48-CV-2024-10673
(#9 SEP/2025)

BANK OF NEW YORK MELLON, AS
TRUSTEE ET AL.

vs.

JOHNNIE B. HOLMES

Property Address:

319 East Elizabeth Avenue,
Bethlehem, PA 18018

UPI/Tax Parcel Number:

N6SE4B/19/3/0204

ALL THAT CERTAIN western half of a double dwelling house and lot situate on the north side of East Elizabeth Avenue between Linden and Maple Streets in Bethlehem City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Johnnie B. Holmes and Sharon L. Holmes by deed from Kalman Lasko and Violet Lasko, said deed recorded on April 11, 1994, in the Northampton County Recorder of Deeds office in Book 1994-6 at page 003990. The said Sharon L. Holmes departed this life on or about March 11, 2022, thereby vesting title solely unto Johnnie B. Holmes, as surviving spouse.

THEREON BEING ERECTED a three-story residential row home with brick exterior and shingle roof.

No. C-48-CV-2024-11679
(#11 SEP/2025)

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

vs.

JOSEPH M. FANCERA,
STACIE E. FANCERA

Property Address:

4120 Turner Street, Bethlehem,
PA 18020

UPI/Tax Parcel Number:

N7NE2/12/8/0205

ALL THAT CERTAIN lot or parcel of land, hereditaments and appurtenances, situate in Bethlehem Township, Northampton County, Pennsylvania, and known as Lot No. 118 on Plan of Walnut Hills II.

TITLE TO SAID PREMISES is vested in Joseph M. Fancera and Stacie E. Fancera by deed from GMAC Global Relocation Services, Inc., said deed recorded on February 6, 2008, in the Northampton County Recorder of Deeds office in Book 2008-1 at page 032642.

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

No. C-48-CV-2024-12063
(#19 SEP/2025)

CITIGROUP MORTGAGE LOAN
TRUST, INC. ET AL.

vs.

CAROLYN E. THOMAS

Property Address:

330 West Wilkes Barre Street,
Easton, PA 18042

UPI/Tax Parcel Number:

L9SE3D/12/4/0310

ALL THAT CERTAIN parcel of land, with improvements there erected, situate in Easton City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Carolyn E. Thomas, married, by deed from Christian C. Schneider, unmarried, said deed recorded on January 4, 2007, in the Northampton County Recorder of Deeds office in Book 2007-1 at page 004584.

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

No. C-48-CV-2025-00405
(#1 SEP/2025)

DEUTSCHE BANK NATIONAL
TRUST COMPANY, AS TRUSTEE
ET AL.

vs.

MARK A. NICHOLAS,
SUZANNE M. NICHOLAS

Property Address:

1818 Meadows Road, Hellertown,
PA 18055

UPI/Tax Parcel Number:

R7/2/2P-4/0719

ALL THAT CERTAIN lot or parcel of ground situate in Lower Saucon Township, Northampton County, Pennsylvania, and being designated as Lot No. 9 according to the map or Plan entitled "Wagner Farm Development" recorded in Plan Book 20 at page 11.

TITLE TO SAID PREMISES is vested in Mark A. Nicholas and Suzanne M. Nicholas, husband and wife, by deed from Scott A. Henry and Phyllis E. Heil-Henry, husband and wife, said deed recorded on February 5, 2003, in the Northampton County Recorder of Deeds office in Book 2003-1 at page 044180.

THEREON BEING ERECTED a two-story Cape Cod-style single residential dwelling with vinyl siding, shingle roof, detached two-car garage and above-ground pool.

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

Aug. 14, 21, 28

Our Bethlehem office is growing.



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An experienced **paralegal or legal assistant** to join our busy real estate, business law, and trusts and estates practice groups.

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PERIODICAL PUBLICATION

* Dated Material. Do Not Delay. Please Deliver Before Monday, August 25, 2025