

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**FOX, SARAH E.,** dec'd.

Late of Northampton, Northampton County, PA

Executrix: Stacy L. Beichy c/o Stephen A. Strack, Esq., Steckel and Stopp LLC, 125 S. Walnut Street, Suite 210, Slatington, PA 18080

Attorneys: Stephen A. Strack, Esq., Steckel and Stopp LLC, 125 S. Walnut Street, Suite 210, Slatington, PA 18080

HEIST, KATHLEEN a/k/a

KATHLEEN L. HEIST, dec'd.

Late of Walnutport, Northampton County, PA

Executrix: Karen Ann Hammer c/o Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045

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

KACHURKA, MICHAEL DANIEL, dec'd.

Late of Allentown, Northampton County, PA

Executor: Matt Franklin Kachurka c/o Tara A. Eckels, Esq., 4510 Bath Pike, Suite 201, Bethlehem, PA 18017

Attorney: Tara A. Eckels, Esq., 4510 Bath Pike, Suite 201, Bethlehem, PA 18017

LAUER, ARNOLD H., JR., dec'd.

Township of Forks, Northampton County, PA

Administrator: Arnold Lauer, P.O. Box 12, Branchville, NJ 07826

Attorney: Elizabeth T. Stefanide, Esq., 339 W. Baltimore Avenue, Media, PA 19063

LEGATH, STEPHEN G., SR., dec'd.

Late of Walnutport, Northampton County, PA

Executrix: Kathy L. Kremus a/k/a Kathy L. Legath c/o Stephen A. Strack, Esq., Steckel and Stopp LLC, 125 S. Walnut Street, Suite 210, Slatington, PA 18080

Attorneys: Stephen A. Strack, Esq., Steckel and Stopp LLC, 125 S. Walnut Street, Suite 210, Slatington, PA 18080

MAVRAKES, DIANE MARIE, dec'd.

Late of Bethlehem, Northampton County, PA

Executor: Nicholas James Mavrakes, Jr. c/o Lori Gardiner Kreglow, Esquire, 18 East Market Street, P.O. Box 1961, Bethlehem, PA 18016-1961

Attorney: Lori Gardiner Kreglow, Esquire, 18 East Market Street, P.O. Box 1961, Bethlehem, PA 18016-1961

SHAUGHNESSY, MARGARET GEMMA, dec'd.

Late of the Borough of Nazareth, Northampton County, PA

Executrix: Joanne Margaret Bard 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

VOZIKIS, ANNA A., dec'd.

Late of the City of Bethlehem,
Northampton County, PA
Executor: Thomas Spiros Vozikis
c/o George N. Mouhlas, Esquire,
Vasiliadis Pappas Associates,
LLC, 2551 Baglyos Circle, Suite
A-14, Bethlehem, PA 18020
Attorneys: George N. Mouhlas,
Esquire, Vasiliadis Pappas
Associates, LLC, 2551 Baglyos
Circle, Suite A-14, Bethlehem,
PA 18020

**WOLFER, ELIZABETH MARY
a/k/a ELIZABETH M.
WOLFER**, dec'd.

Late of Bethlehem Township,
Northampton County, PA
Co-Executors: John Michael
Wolfer and John Wolfer
Attorney: Daniel G. Dougherty,
Esq., 881 3rd St., Suite B-3,
Whitehall, PA 18052

SECOND PUBLICATION

ARDINGER, JOHN C., dec'd.

Late of Bethlehem, Northampton
County, PA
Executrix: Janice Anne Keppel
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

BAUMEISTER, JUDITH J., dec'd.

Late of the City of Bethlehem,
Northampton County, PA
Executrix: Shirley J. Albala c/o
Kevin Frank Danyi, Esq., Danyi
Law, P.C., 133 East Broad Street,
Bethlehem, PA 18018

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

BEICHEY, KENNETH W., dec'd.

Late of Northampton Borough,
Northampton County, PA
Administratrix: Valerie Lynn
Beichey c/o Kristen L. Behrens,
Esq., Dilworth Paxson LLP, 1650
Market Street, #1200,
Philadelphia, PA 19103
Attorneys: Kristen L. Behrens,
Esq., Dilworth Paxson LLP, 1650
Market Street, #1200,
Philadelphia, PA 19103

DEVITO, CARMELLA J., dec'd.

Late of the Township of
Washington, Northampton
County, PA
Executrix: Patricia Zito c/o
William E. Hutcheson, III, Esq.,
91 Larry Holmes Drive, Suite
200, Easton, PA 18042
Attorneys: William E. Hutcheson,
III, Esq., 91 Larry Holmes Drive,
Suite 200, Easton, PA 18042

ENGELBRECHT, JOAN C., dec'd.

Late of Bethlehem, Northampton
County, PA
Executor: Jay R. Engelbrecht c/o
Gardner Law Office, 740 Main
Street, Bethlehem, PA 18018
Attorneys: Gardner Law Office,
740 Main Street, Bethlehem, PA
18018

FAUST, FRANCES M., dec'd.

Late of the Township of Lower
Nazareth, Northampton County,
PA
Executor: Elwood R. Faust, Jr.
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

FERRI, DOROTHY ANNA, dec'd.

Late of the Township of Forks,
Northampton County, PA
Executrix: Debra Anne Bohr 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

FORNOFF, MARIE ELOISE, dec'd.

Late of Easton, Northampton
County, PA

Executrix: Judith Mara
Geshardt c/o Goudsouzian &
Associates, 2940 William Penn
Highway, Easton, PA 18045
Attorneys: Goudsouzian &
Associates, 2940 William Penn
Highway, Easton, PA 18045

GALLO, WILLIAM C.A., dec'd.

Late of Borough of Hellertown,
Northampton County, PA

Executrix: Gloria Ann Dick 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

**JONES, ANNIE RUTH a/k/a
ANNIE R. JONES a/k/a ANNIE
JONES**, dec'd.

Late of the City of Easton,
Northampton County, PA

Administrator: Bradley Zimbalist
Carter, P.O. Box 9218, Allentown,
PA 18105

MOLL, ALICE P., dec'd.

Late of Bethlehem City,
Northampton County, PA

Executrix: Connie Lynne Berman
c/o Jeremy Z. Mittman, Esq.,
Pennsylvania Probate & Estate
Firm, LLC, 593 Bethlehem Pike,
#10, Montgomeryville, PA 18936

Attorneys: Jeremy Z. Mittman,
Esq., Pennsylvania Probate &
Estate Firm, LLC, 593 Bethlehem
Pike, #10, Montgomeryville, PA
18936

**PANUCCIO, JOSEPH ROCCO
CARL**, dec'd.

Late of the Township of Forks,
Northampton County, PA

Executor: Brian J. Panuccio c/o
Henry Newton, Jr., Esquire, 127
N. 4th Street, Easton, PA 18042
Attorney: Henry Newton, Jr.,
Esquire, 127 N. 4th Street,
Easton, PA 18042

PITTACK, KATHY JEAN, dec'd.

Late of Easton, Northampton
County, PA

Executor: Eugene James, Pittack
c/o Lori Gardiner Kreglow,
Esquire, 18 East Market Street,
P.O. Box 1961, Bethlehem, PA
18016-1961

Attorney: Lori Gardiner Kreglow,
Esquire, 18 East Market Street,
P.O. Box 1961, Bethlehem, PA
18016-1961

ROTHROCK, MARY H., dec'd.

Late of 602 East 21st Street,
Northampton, Northampton
County, PA

Executrix: Tanya Marlatt, 197
Philmar Drive, Kunkletown, PA
18058

Attorneys: Kim M. Gillen,
Esquire, The Law Office of Kim
M. Gillen, P.C., 613 Blakeslee
Boulevard Dr. E., Suite 103,
Lehighon, PA 18235

SMITH, SANDRA L., dec'd.

Late of the Borough of
Walnutport, Northampton
County, PA

Executrix: Pamela Steigerwalt,
4356 Dillingersville Road,
Zionsville, PA 18092

Attorneys: Jenny Y.C. Cheng,
Esquire, Cheng Law Offices,

P.C., 430 Delaware Avenue, P.O.
Box 195, Palmerton, PA 18071

SMITH, VINCENT R., JR., dec'd.

Late of the Township of Forks,
Northampton County, PA
Executor: Vincent S. Smith c/o
William E. Hutcheson, III, Esq.,
91 Larry Holmes Drive, Suite
200, Easton, PA 18042

Attorneys: William E. Hutcheson,
III, Esq., 91 Larry Holmes Drive,
Suite 200, Easton, PA 18042

**SONNENFELD, MICHAEL
STEPHEN**, dec'd.

Late of Bethlehem, Northampton
County, PA

Administrator: Steven M. Zuby,
315 Luke Fidler Road, Coal
Township, PA 17866

Attorneys: Schlesinger &
Kerstetter, LLP, 545 North
Second Street, Shamokin, PA
17872

WESNER, MARGARET ZELMA,
dec'd.

Late of the City of Bethlehem,
Northampton County, PA

Co-Executrices: Sandra E. Wood
and Janice Margaret Bencak c/o
Robert V. Littner, Esquire, Littner
& Littner Law Offices, PLLC, 512
North New Street, Bethlehem, PA
18018

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

YUHAS, CARRIE, dec'd.

Late of 3795 Wilhelm Road,
Northampton County, PA

Administrator: Joseph Yuhas
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

THIRD PUBLICATION

ALMONTE, JULIAN, dec'd.

Late of Bethlehem, Northampton
County, PA

Administratrix: Mercedes Snyder
c/o Santanasto Law, 210 E.
Broad Street, Bethlehem, PA
18018

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

BAYAK, DANIEL A., dec'd.

Late of the City of Bethlehem,
Northampton County, PA

Executrix: Kimberly Ann Britcher
c/o Carla J. Thomas, Esquire,
716 Washington St., Easton, PA
18042

Attorney: Carla J. Thomas,
Esquire, 716 Washington St.,
Easton, PA 18042

BOSAK, ANNA M., dec'd.

Late of 1746 Madison Avenue,
Bethlehem, Northampton
County, PA

Administratrix: Wendy J. Ashby,
Esquire

Attorneys: Wendy J. Ashby, Esq.,
Ashby Law Offices, LLC, 314
West Broad Street, Suite 118,
Quakertown, PA 18951

**CAMPANELLA, MICHAEL
JOSEPH**, dec'd.

Late of Bethlehem Twp.,
Northampton County, PA

Executrix: Jaclyn C. Nowicki
a/k/a Jaclyn Michele
Campanella c/o Joseph J.
Piperato, III, Esq., Eastburn &
Gray, P.C., 60 E. Court St., P.O.
Box 1389, Doylestown, PA
18901-0137

Attorneys: Joseph J. Piperato, III,
Esq., Eastburn & Gray, P.C., 60
E. Court St., P.O. Box 1389,
Doylestown, PA 18901-0137

DENNIS, VICTOR F., dec'd.

Late of the City of Bethlehem, Northampton County, PA
 Executor: V. Mark Dennis 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

EBNER, KRISTIE L., dec'd.

Late of Forks Twp., Northampton County, PA

Administrator: Robert Ebner, 1180 Newlins Rd. West, Easton, PA 18040

Attorneys: Latisha Bernard Schuenemann, Barley & Snyder, LLP, 2755 Century Blvd., Wyomissing, PA 19610

FALCONE, LAURA, dec'd.

Late of the Borough of Bangor, Northampton County, PA

Executor: Biagio John Cannavo, 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

GARCIA, MANUEL B., dec'd.

Late of Bushkill Township, Northampton County, PA

Administratrix: Martha L. Garcia 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

GUIDI, MARILYN ANN a/k/a

MARILYN A. GUIDI, dec'd.

Late of Forks, Northampton County, PA

Executrix: Catherine M. Guidi-Scherm c/o Tracy L. Zihmer, Esquire, Zihmer Law Firm, LLC,

3244 Washington Road, Suite 210, McMurray, PA 15317

Attorneys: Tracy L. Zihmer, Esquire, Zihmer Law Firm, LLC, 3244 Washington Road, Suite 210, McMurray, PA 15317

HEILMAN, JOAN ELEANOR, dec'd.

Late of Nazareth, Northampton County, PA

Personal Representative: Robert Edward Heilman, Jr. a/k/a Robert E. Heilman, Jr.

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

HOLLAND, JOAN M., dec'd.

Late of Easton, Northampton County, PA

Administrator: Austin Heath Armstrong c/o Timothy J. Duckworth, Jr., Esquire, Mosebach, Funt, Dayton & Duckworth, P.C., 2045 Westgate Drive, Suite 404, Bethlehem, PA 18017

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

KLEINTOP, JEANNE M., dec'd.

Late of Hanover Twp., Northampton County, PA

Administrator C.T.A.: Charles Fredric Mensinger, P.O. Box 2, Lake Winola, PA 18625

Attorneys: Douglas P. Thomas, Esquire, Thomas & Pinnacoli, Law, 345 Wyoming Ave., #200, Scranton, PA 18503

KOCH, THERESA, dec'd.

Late of the Borough of Bath, Northampton County, PA

Co-Executors: Karen A. Janis and Stephen T. Koch, Jr. 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

LaPENNA, ANN a/k/a ANN M.

LaPENNA, dec'd.

Late of Palmer Twp., Northampton County PA

Executrix: Cheryl M. Pasqualichio c/o Julie D. Goldstein, Esq., Fox Rothschild, LLP, P.O. Box 673, Exton, PA 19341-0673

Attorneys: Julie D. Goldstein, Esq., Fox Rothschild, LLP, P.O. Box 673, Exton, PA 19341-0673

LEWIS, VAUGHN, dec'd.

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

Trustee: Connie E. Hendershot 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

MALIA, KATHERINE M., dec'd.

Late of the Township of Palmer, Northampton County, PA

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

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

PREDMORE, JOHN SCOTT, dec'd.

Late of Upper Mount Bethel, Township, Northampton County, PA

Executor: Larry W. Lee c/o Law Office of David A. Martino, Esquire, 1854 PA Route 209,

P.O. Box 420, Brodheadsville, PA 18322

Attorneys: Law Office of David A. Martino, Esquire, 1854 PA Route 209, P.O. Box 420, Brodheadsville, PA 18322

REYNOLDS, JOHN D., dec'd.

Late of the Borough of Nazareth, Northampton County, PA

Executrix: Grace Elizabeth Reynolds 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

SMULL, GEORGE E., dec'd.

Late of the City of Easton, Northampton County, PA

Executor: Jason Joseph Sanita, 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

STOUDT, FRANCES L., dec'd.

Late of Nazareth, Northampton County, PA

Co-Executors: Nanette F. Chladny and Jeff D. Stoudt c/o Bradford D. Wagner, Esquire, 662 Main Street, Hellertown, PA 18055-1726

Attorneys: Bradford D. Wagner, Esquire, 662 Main Street, Hellertown, PA 18055-1726

TREDINNICK, RICHARD I., dec'd.

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

Co-Executors: Susan L. Tredinnick and Michael Richard Tredinnick

Attorney: James C. Omdahl, Esquire, 54 South Commerce Way, Suite 172, Bethlehem, PA 18017

WILLIAMSON, VIOLETTA, dec'd.

Late of Easton, Northampton County, PA

Executrix: Debra Williamson c/o Christopher T. Spadoni, Esq., 1413 Easton Ave., P.O. Box 522, Bethlehem, PA, 18018

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

NOTICE OF INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Pennsylvania Department of State on 5/29/2026, for a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is:

MILLPRESS MANAGEMENT CORPORATION

Jun. 25

NOTICE OF NON-PROFIT INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation-Nonprofit were filed with the Department of State, Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on May 18, 2026, with a proposed non-profit corporation formed pursuant to the provisions of the Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, as amended. The name of the corporation is:

POSH FLORY MILL COMMERCIAL CONDOMINIUM ASSOCIATION

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

Jun. 25

IN THE NORTHAMPTON COUNTY COURT OF COMMON PLEAS ORPHANS' COURT DIVISION

NOTICE IS HEREBY GIVEN that the following accounts in decedents estates, have been filed in the Office of the Orphans' Court of Northampton County, and that the same will be called for Confirmation on JULY 9th, 2026 at 9:00 A.M., IN COURTROOM #10, at which time the Courts will hear exceptions, and make distribution of the balances ascertained to be in the hands of accountants.

ESTATE OF GRETA SCHIAVONE KICHLINE, Theresa Hogan, Esq.

ESTATE OF PHYLLIS D. SCHIAVONE, Theresa Hogan, Esq.

Patricia Manento
Register of Wills &
Clerk of Orphans' Court
Jun. 18, 25

SHERIFF'S SALE OF VALUABLE REAL ESTATE

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on JULY 10, 2026, 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-2022-05025
(#26 JUL/2026)**

BANGOR BOROUGH AUTHORITY

vs

RANDY H. BRUNELL

Property Address:

649 Market Street, Bangor, PA 18013

UPI/Tax Parcel Number:

E9NE1B/12/25/0102

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

TITLE TO SAID PREMISES is vested in Randy H. Brunell by deed recorded on November 27, 1996, in the Northampton County Recorder of Deeds office in Book 1996-1 at page 124398.

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

**No. C-48-CV-2022-09473
(#24 JUL/2026)**

TOWNSHIP OF PALMER

vs

LEHIGH VALLEY
AUTO WORLD, LLC

Property Address:

3424 Oregon Street, Easton, PA 18045

UPI/Tax Parcel Number:

M8NE3/18/1/0324

ALL THAT CERTAIN lot or piece of ground situate in Palmer Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Lehigh Valley Auto World, LLC, by deed recorded on May 13, 2019, in the Northampton County Recorder of Deeds office in Book 2019-1 at page 87715.

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

**No. C-48-CV-2023-01580
(#9 JUL/2026)**

BANGOR BOROUGH AUTHORITY

vs

JOCELYN JOYCE FARRELL

Property Address:

433 South Main Street, Bangor, PA 18013

UPI/Tax Parcel Number:

E9NE3A/11/15/0102

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

TITLE TO SAID PREMISES is vested in Jocelyn Joyce Farrell by deed recorded on October 16, 2020, in the Northampton County Recorder of Deeds office in Book 2020-1 at page 268669.

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

**No. C-48-CV-2023-04048
(#32 JUL/2026)**

DEUTSCHE BANK NATIONAL
TRUST COMPANY, AS INDENTURE
TRUSTEE, ET AL

vs

SONIA M. GULINO

Property Address:

2901 Hodle Avenue, Easton, PA 18045

UPI/Tax Parcel Number:

M8SE1/25/5/0205

ALL THAT CERTAIN lot or piece of ground situate in Bethlehem Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Sonia M. Gulino and Aurea Gulino by deed from Sonia Gulino, Aurea Gulino, Murray Wayne and Margaret Wayne, said deed recorded on February 2, 2000, in the Northampton County Recorder of Deeds Office in Book 2000-1 at Page 12379.

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

No. C-48-CV-2023-08858

(#2 JUL/2026)

NORTHAMPTON AREA

SCHOOL DISTRICT

vs

DAVID R. HEIN,

CLAUDIA A. HEIN

Property Address:

3915 Sycamore Drive, Northampton, PA 18067

UPI/Tax Parcel Number:

J3/13/11-3/0516

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances situate in Lehigh Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in David R. Hein and Claudia A. Hein by deed from John C. Fulmer and Patricia A. Fulmer, said deed recorded on December 4, 2000, in the Northampton County Recorder of Deeds office in Book 2000-1 at page 161294.

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

No. C-48-CV-2023-09765

(#7 JUL/2026)

BETHLEHEM AREA

SCHOOL DISTRICT

vs

JUAN CARLOS ROSARIO,

PATRICIA DELRIO

Property Address:

748 East Washington Avenue, Bethlehem, PA 18017

UPI/Tax Parcel Number:

N6SE3B/13/2/0204

ALL THAT CERTAIN message or tenement and lot or piece of land situate on the southwesterly side of East Washington Avenue in the 15th Ward of Bethlehem City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Juan Carlos Rosario and

Patricia Delrio by deed recorded on September 23, 2019, in the Northampton County Recorder of Deeds office in Book 2019-1 at page 201482.

THEREON BEING ERECTED a two-and-one-half-story residential row home with combination brick exterior/vinyl siding, shingle roof and detached one-car garage.

No. C-48-CV-2024-05967

(#22 JUL/2026)

TOWNSHIP OF PALMER

vs

RANDY W. ZIMMERMAN

Property Address:

2737 Nazareth Road, Easton, PA 18045

UPI/Tax Parcel Number:

L8SE2/18/37A/0324

ALL THAT CERTAIN lot or piece of land located in Palmer Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Randy W. Zimmerman by deed recorded on April 16, 2012, in the Northampton County Recorder of Deeds office in Book 2012-1 at page 084568.

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

No. C-48-CV-2024-10162

(#30 JUL/2026)

BANGOR BOROUGH AUTHORITY

vs

RYAN MEDELLIN

Property Address:

124 South 3rd Street, Bangor, PA 18013

UPI/Tax Parcel Number:

E9NE2D/10/7A/0102

ALL THAT CERTAIN lot, tract or parcel of land lying and being in the Third Ward of Bangor Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Ryan Medellin by deed

recorded on May 16, 2018, in the Northampton County Recorder of Deeds office in Book 2018-1 at page 096733.

THEREON BEING ERECTED a two-and-one-half-story half-double residential dwelling with brick exterior, aluminum-and-stone façade and shingle roof.

No. C-48-CV-2024-11504
(#31 JUL/2026)

U.S. BANK TRUST NATIONAL
ASSOCIATION, ET AL
vs

DEBRA FIRESTONE

Property Address:

5626 Grace Avenue, Bethlehem,
PA 18017

UPI/Tax Parcel Number:

M6NW3/1/4/0214

ALL THAT CERTAIN lot or piece of ground located in Hanover Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Kenneth A. Firestone and Debra Firestone, husband and wife, by deed recorded on July 28, 2006, in the Northampton County Recorder of Deeds office in Book 2006-1 at page 305657. The said Kenneth A. Firestone having departed this life on December 22, 2012, title became vested solely in Debra Firestone.

THEREON BEING ERECTED a two-story residential row home with brick and vinyl siding, shingle roof and attached one-car garage.

No. C-48-CV-2025-04418
(#5 JUL/2026)

BETHLEHEM AREA
SCHOOL DISTRICT
vs

STEVEN J., INC.

Property Address:

4136 Nazareth Pike, Bethlehem,
PA 18020

UPI/Tax Parcel Number:

L7/11/21/0205

ALL THAT CERTAIN messuage or tenement and tract of land situate in Bethlehem Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Steven J., Inc., by deed recorded on April 18, 1988, in the Northampton County Recorder of Deeds office in Book 746 at page 37.

THEREON BEING ERECTED a two-story commercial storefront and apartment building with combination stucco exterior/vinyl siding and shingle roof.

No. C-48-CV-2025-04675
(#14 JUL/2026)

U.S. BANK TRUST NATIONAL
ASSOCIATION, ET AL
vs

CAROLYN R. LABARRE

Property Address:

2212 Whitehead Road, Nazareth,
PA 18064

UPI/Tax Parcel Number:

J6/7/7B/0520

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

TITLE TO SAID PREMISES is vested in Daniel A. LaBarre and Carolyn R. LaBarre by deed from Alice E. LaBarre, now Alice E. Shireman, and Harvey L. Shireman, said deed recorded on August 23, 1984, in the Northampton County Recorder of Deeds office in Book 669 at page 565.

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

No. C-48-CV-2025-04937
(#13 JUL/2026)

MORTGAGE ASSETS
MANAGEMENT, LLC
vs

UNKNOWN HEIRS OF
ANNA MARIE DREHER

Property Address:

910 High Street, Bethlehem, PA 18018

UPI/Tax Parcel Number:

P6NE1B/4/13/0204

ALL THAT CERTAIN message or tenement and lot or piece of ground situate on the east side of High Street, between Goepf and Ettwein Streets, in Bethlehem City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Donald W. Dreher and Anne Marie Dreher by deed from Charles A. Wesner, Jr., and Jeanette Wesner, said deed recorded on November 12, 1968, in the Northampton County Recorder of Deeds office in Book 333 at page 155. The said Donald W. Dreher departed this life on March 3, 1996. And the said Anna Marie Dreher departed this life on February 13, 2025.

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

No. C-48-CV-2025-07783 (#17 JUL/2026)

U.S. BANK TRUST NATIONAL ASSOCIATION, ET AL

vs

FRANK J. KOERWITZ, NAOMI KARAM KOERWITZ

Property Address:

176 Park Ridge Drive, Easton, PA 18040

UPI/Tax Parcel Number:

K9/6/6-142/0311

ALL THAT CERTAIN tract of land located in Forks Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Frank J. Koerwitz and Naomi Karam Koerwitz by deed recorded on January 12, 2001, in the Northampton County Recorder of

Deeds office in Book 2001-1 at page 007097.

THEREON BEING ERECTED a two-story residential duplex with vinyl siding, shingle roof and attached two-car garage.

No. C-48-CV-2025-08039 (#15 JUL/2026)

NATIONSTAR MORTGAGE, LLC

vs

DENISE L. WELSER, a/k/a DENISE WELSER

Property Address:

19 Gladstone Street, East Bangor, PA 18013

UPI/Tax Parcel Number:

D10SW1C/1/2/0109

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

TITLE TO SAID PREMISES is vested in Denise Welsler by deed recorded on April 7, 2020, in the Northampton County Recorder of Deeds office in Book 2020-1 at page 75730.

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

No. C-48-CV-2025-08532 (#35 JUL/2026)

MEMBERS 1ST FEDERAL CREDIT UNION

vs

PEOPLES PROPERTY, LLC

Property Address:

35 Belvidere Street, Nazareth, PA 18064

UPI/Tax Parcel Number:

J7SE3A/3/12/0421

ALL THAT CERTAIN tract or piece of ground situate on the north side of Belvidere Street in Nazareth Borough, Northampton County, Pennsylvania.

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

MEMBERS 1ST FEDERAL CREDIT UNION

vs

PEOPLES PROPERTY, LLC

Property Address:

35 Belvidere Street, Nazareth, PA 18064

UPI/Tax Parcel Number:

J7SE3A/3/9/0421

ALL THAT CERTAIN tract or piece of ground situate in the aforesaid Borough, Northampton County, Pennsylvania.

THEREON BEING commercial paved parking lot.

TITLE TO BOTH PARCELS is vested in Peoples Property, LLC, by deed from Dirigo Group, LLC, said deed recorded on September 7, 2023, in the Northampton County Recorder of Deeds office in Book 2023-1 at page 168998.

No. C-48-CV-2025-08534 (#34 JUL/2026)

MEMBERS 1ST FEDERAL CREDIT UNION

vs

PEOPLES PROPERTY, LLC

Property Address:

22-24 East Chestnut Street, Nazareth, PA 18064

UPI/Tax Parcel Number:

J7SE2D/9/3/0421

ALL THAT CERTAIN message or tenement and lot or piece of land situate in Nazareth Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Peoples Property, LLC, by deed from Ralph T. Yob and Roseann M. Yob, his wife, said deed recorded on July 12, 2022, in the Northampton

County Recorder of Deeds office in Book 2022-1 at page 192454.

THEREON BEING ERECTED a two-story combination commercial office and residential apartment structure with stucco exterior, shingle roof and attached garages.

No. C-48-CV-2025-08535 (#36 JUL/2026)

MEMBERS 1ST FEDERAL CREDIT UNION

vs

PEOPLES PROPERTY, LLC

Property Address:

South Spruce Street, a/k/a 55 South Spruce Street, Nazareth, PA 18064

UPI/Tax Parcel Number:

J7SE3A/4/10B/0421

ALL THAT CERTAIN lot or piece of land situate on the east side of South Spruce Street in Nazareth Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Peoples Property, LLC, by deed from Dirigo Group, LLC, said deed recorded on December 11, 2024, in the Northampton County Recorder of Deeds office in Book 2024-1 at page 235847.

THEREON BEING a paved parking lot.

No. C-48-CV-2025-08582 (#1 JUL/2026)

INVESTOR MORTGAGE FINANCE LLC

vs

1238 LEHIGH STREET, LLC,

ERRICKA JENNINGS, a/k/a

ERICKA JENNINGS, a/k/a

ERICA MCDANIELS,

JOHN JUNIOR STEPHENS

Property Address:

1238 Lehigh Street, Easton, PA 18042

UPI/Tax Parcel Number:

L9SE1D/17/7/0310

ALL THAT CERTAIN message, tenement and tract of land situated in Easton City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in 1238 Lehigh Street, LLC, by deed from Mark Jessamine and Kimberly A. Jessamine, husband and wife, said deed recorded on December 11, 2020, in the Northampton County Recorder of Deeds office in Book 2020-1 at page 342705.

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

**No. C-48-CV-2025-09565
(#18 JUL/2026)**

LOWER SAUCON TOWNSHIP

vs

DOMINIC SCARTELLI

Property Address:

4261 Roberts Avenue, Bethlehem, PA 18015

UPI/Tax Parcel Number:

N7SE4/44/10/0719

ALL THAT CERTAIN lot or piece of ground situated in Lower Saucon Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Dominic Scartelli by deed recorded on March 23, 2021, in the Northampton County Recorder of Deeds office in Book 2021-1 at page 103017.

THEREON BEING ERECTED one-and-one-half-story single residential dwelling with vinyl siding, stone wainscoting, shingle roof and attached one-car garage.

**No. C-48-CV-2025-09621
(#11 JUL/2026)**

TRUIST BANK, f/k/a BRANCH BANKING AND TRUST COMPANY

vs

MICHAEL S. MIHULEC,
TRUSTEE OF THE JOANNE

SHEETZ IRREVOCABLE ASSET PROTECTION TRUST
DATED 9/2/2009

Property Address:

1415 Whitaker Street, Hellertown, PA 18055

UPI/Tax Parcel Number:

Q7NW3A/7/21/0715

ALL THAT CERTAIN message or tenement and tract of land situate in Hellertown Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Michael S. Mihulec, Trustee of the Joanne Sheetz Irrevocable Asset Protection Trust Dated 9/2/2009, by deed from Joanne Sheetz, f/k/a Joanne Mihulec, said deed recorded on January 12, 2010, in the Northampton County Recorder of Deeds office in Book 2010-1 at page 6902.

THEREON BEING ERECTED a one-story ranch-style single residential dwelling with vinyl siding, shingle roof and detached two-car garage with second floor apartment.

**No. C-48-CV-2025-10878
(#12 JUL/2026)**

CLICK N' CLOSE, INC.

vs

MICHAEL MCKEON,
CARLY J. MCKEON

Property Address:

1165 Greenleaf Drive, Bethlehem, PA 18017

UPI/Tax Parcel Number:

M6/24/4L/0214

ALL THAT CERTAIN tract of land, together with the buildings erected thereon, situate in Hanover Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Michael McKeon and Carly J. McKeon by deed from Neil H. Curtis and Lyndell I. Curtis, said deed recorded on October 22, 2021, in the Northampton County Recorder of

Deeds office in Book 2021-1 at page 382205.

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

**No. C-48-CV-2025-11518
(#16 JUL/2026)**

PENNYMAC LOAN SERVICES, LLC
vs
JOHN G. FRANCO,
JANET L. FRANCO

Property Address:

4649 Aspen Drive, Walnutport, PA
18088

UPI/Tax Parcel Number:

J2/13/2A-6/0516

ALL THAT CERTAIN tract of land located in Lehigh Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in John G. Franco and Ja'net L. Franco by deed recorded on May 1, 2015, in the Northampton County Recorder of Deeds office in Book 2015-1 at page 74884.

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

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
Jun. 18, 25, Jul. 2

Hon. Edward D. Reibman (Ret.)

Mediation. Arbitration. Neutral.



P.O. Box 21
Emmaus, PA 18049

484-201-1741 (mobile)

edwardreibman
@gmail.com

www.reibmanadr.com

- **THIRTY-FOUR YEARS** as a general jurisdiction trial judge, Lehigh County, Pa., Court of Common Pleas, including President Judge of 10-judge court and four years as Senior Judge
- **EXTENSIVE EXPERIENCE** in all aspects of civil and orphans court matters
- **FORMERLY** Sole Practitioner, Allentown, Pa; Trial Attorney, U.S. Department of Justice, Civil Rights Division, Washington, D.C.; and Law Clerk to Judge Brian Simpson, U.S. Court of Appeals, 5th Cir. (now 11th Cir.)
- **GRADUATE** of Duke University School of Law and Lafayette College
- **U.S. ARMY RESERVES**, Drill Sergeant, Honorable Discharge
- **AVAILABLE TO TRAVEL**