

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**ABREU, YOLANDA**, dec'd.

Late of Bethlehem, Northampton County, PA

Co-Executrices: Miriam Rodriguez, 5286 Lime Port Pike, Coopersburg, PA 18036 and Elizabeth Stuckley, 113 Danner Road, Jim Thorpe, PA 18229

ALICK, JOSEPH L., dec'd.

Late of Township of Palmer, Northampton County, PA

Executrix: Dawn Marie Lewis c/o Bradford D. Wagner, Esquire, 622 Main Street, Hellertown, PA 18055-1726

Attorney: Bradford D. Wagner, Esquire, 622 Main Street, Hellertown, PA 18055-1726

BERNE, ADOLFO F., dec'd.

Late of Bethlehem, Northampton County, PA

Administratrix: Adriane Lee Grube

Attorneys: Carl J. Poveromo, Esquire, Rinaldi & Poveromo, P.C., P.O. Box 826, Scranton, PA 18501

BIERY, MARIANNE F., dec'd.

Late of Bath, Northampton County, PA

Executor: Michael C. Biery, Law Office of Prokup & Swartz, 7736 Main Street, Fogelsville, PA 18051

Attorney: Michael Prokup, Esquire, 7736 Main Street, Fogelsville, PA 18051

BRUCH, STERLING EDWARD, JR., dec'd.

Late of Township of Bethlehem, Northampton County, PA

Executor: Robert N. Bruch c/o Bradford D. Wagner, 662 Main Street, Hellertown, PA 18055-1726

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

DARROHN, JOHN R., dec'd.

Late of the Borough of Nazareth, Northampton County, PA

Administrator: Michael J. Darrohn 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

FEHR, EILEEN F., dec'd.

Late of the Township of Moore, Northampton County, PA

Executor: David Arthur Fehr, Jr. 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

HARBIN, WILLIAM THOMAS, JR. a/k/a WILLIAM THOMAS HARBIN, II, dec'd.

Executrix: Judith Ann Roggie 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

HECKMAN, DOUGLAS E., dec'd.
Late of Lehigh Township,
Northampton County, PA
Administrator: Darrin D.
Heckman 207 W. Northampton
St., Bath, PA 18014
Attorneys: Daniel G. Spengler,
Esquire, Spengler Law Offices,
110 East Main Street, Bath, PA
18014

**HILLPOT, MICHELLE a/k/a
MICHELLE E. HILLPOT**, dec'd.
Late of Bethlehem, Northampton
County, PA
Administratrix: Denise Marie
Dengler c/o Goudsouzian &
Associates, 2940 William Penn
Highway, Easton, PA 18045
Attorneys: Goudsouzian &
Associates, 2940 William Penn
Highway, Easton, PA 18045

KLOTZ, MONICA L., dec'd.
Late of Borough of Northampton,
Northampton County, PA
Executrix: Vicki Ann Beck a/k/a
Victoria Ann Beck 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

OHANIAN, BASIL, dec'd.
Late of Bethlehem, Northampton
County, PA
Executrix: Anisesh Ohanian c/o
Thomas J. Turczyn, Esquire,
1711 Hamilton Street, Allentown,
PA 18104
Attorney: Thomas J. Turczyn,
Esquire, 1711 Hamilton Street,
Allentown, PA 18104

STEVENS, THOMAS M., dec'd.
Late of the Township of Upper
Nazareth, Northampton County,
PA

Executrix: Mary Ann Stevens 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

TOUMANIOS, CALYPSO, dec'd.
Late of the Township of Hanover,
Northampton County, PA
Executrix: Irene Moukoulis 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

TUCKER, RANDY JAMES, dec'd.
Late of City of Easton,
Northampton County, PA
Executor: Curtis Tucker, 3758
Stevens Court, Bangor, PA
18013
Attorneys: Brad M. Russo,
Esquire, Russo Law Offices, LLC,
633 Belvidere Road, Phillipsburg,
New Jersey 08865

WITTREICH, LOUIS J., dec'd.
Late of Northampton,
Northampton County, PA
Co-Executors: Brian Matthew
Wittreich and Justin Taylor
Wittreich c/o Norris McLaughlin,
P.A., 515 W. Hamilton St., Ste.
502, Allentown, PA 18101
Attorneys: Judith A. Harris,
Esquire, Norris McLaughlin,
P.A., 515 W. Hamilton St., Ste.
502, Allentown, PA 18101

SECOND PUBLICATION
BILGER, CAROL ANN, dec'd.
Late of Northampton,
Northampton County, PA
Executor: Justin Volk c/o
Christopher T. Spadoni, Esquire,

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

BONNERS, KATHLEEN E., dec'd.

Late of Easton, Northampton
County, PA
Executor: Jeremy J. Bonners c/o
Santanasto Law, 210 E. Broad
Street, Bethlehem, PA 18018
Attorneys: Santanasto Law, 210
E. Broad Street, Bethlehem, PA
18018

BOSSERT, DAVID LAWRENCE,
dec'd.

Late of the City of Bethlehem,
Northampton County, PA
Executor: Wayne William Ziegler
906 Greenhouse Drive,
Bethlehem, PA 18017
Attorney: Paul J. Harak, 1216
Linden Street, P.O. Box 1409,
Bethlehem, PA 18016

BOSSERT, JEAN M., dec'd.

Late of the Township of Upper
Mount Bethel, Northampton
County, PA
Administrator: Eric Lee Bossert
c/o Goudsouzian & Associates,
2940 William Penn Highway,
Easton, PA 18045
Attorneys: Goudsouzian &
Associates, 2940 William Penn
Highway, Easton, PA 18045

CONLEY, PATRICK N., dec'd.

Late of Bethlehem, Northampton
County, PA
Executor: Christopher James
Voag 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

ENNICO, PAUL C., dec'd.

Late of the Township of
Washington, Northampton
County, PA

Executrix: Jane Deborah Ennico
189 Treetop Drive, Bangor, PA
18013

Attorneys: Ronold J. Karasek,
Esquire, Karasek Law Offices,
LLC, 641 Market Street, Bangor,
PA 18013

GORDON, IRENE T., dec'd.

Late of the Township of Bushkill,
Northampton County, PA
Executrix: Kelli A. Faust 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

LAVER, EDITH GRESHAM, dec'd.

Late of Bethlehem, Northampton
County, PA
Executrix: Rachel T. Sierk 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

LONGENECKER, JEAN P., dec'd.

Late of the Township of
Washington, Northampton
County, PA
Executrix: Donna A. Stackhouse
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

MARHEFKA, BERNARD S., dec'd.

Late of Northampton,
Northampton County, PA
Executors: Gerard Anthony
Marhefka, Chris Joseph
Marhefka, and Joseph John
Marhefka c/o Joshua D.
Shulman, Esquire, Shulman

Law Office, PC, 1935 Center Street, Northampton, PA 18067
Attorneys: Joshua D. Shulman, Esquire, Shulman Law Office, PC, 1935 Center Street, Northampton, PA 18067

SMITH, DONALD E., dec'd.

Late of Bethlehem, Northampton County, PA
Executor: Michael A. Santanasto c/o Santanasto Law, 210 E. Broad Street, Bethlehem, PA 18018
Attorneys: Santanasto Law, 210 E. Broad Street, Bethlehem, PA 18018

THIRD PUBLICATION

ASH, BERYL W., dec'd.

Late of 1745 W. Macada Road, Bethlehem, Northampton County, PA
Executrix: Stacy Golden c/o 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

BARRETT, WILLIAM P., dec'd.

Late of Northampton Borough, Northampton County, PA
Administratrix: Susan E. Barrett, 3518 Spruce Drive, Northampton, PA 18067
Attorneys: David H. Rattigan, Esquire, Barley Snyder LLP, 950 E. Main St., Suite 212, Schuylkill Haven, PA 17972

BIGLEY, ISABELLE F., dec'd.

Late of the City of Easton, Northampton County, PA
Co-Executors: Edward J. Bigley and/or Vivian Lynn Chapkovich c/o Amanda Racines Lovett, Esquire, Gardner, Racines, & Sheetz, 3968 Maulfair Place, Allentown, PA 18103

Attorneys: Amanda Racines Lovett, Esquire, Gardner, Racines, & Sheetz, 3968 Maulfair Place, Allentown, PA 18103

BONNEY, WILLIAM D., dec'd.

Late of the Township of Forks, Northampton County, PA
Executrix: Elizabeth Bess Wilson, 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

CHATELAIN, ADELE ALEXANDRA, dec'd.

Late of Hellertown Borough, Northampton County, PA
Administratrix: Karen Faith Anderson c/o Laura M. Mercuri, Esquire, 104 N. York Rd., Hatboro, PA 19040
Attorney: Laura M. Mercuri, Esquire, Duffy North, 104 N. York Rd., Hatboro, PA 19040

DOTTA, JOHN R., dec'd.

Late of Washington Township, Northampton County, PA
Executor: Anthony J. Dotta c/o Matthew J. Goodrich, Esquire, 901 West Lehigh Street, Bethlehem, PA 18018
Attorney: Matthew J. Goodrich, Esquire, 901 West Lehigh Street, Bethlehem, PA 18018

HARTMANN, JOSEPH J., dec'd.

Late of the Allentown, Northampton County, PA
Co-Executors: Joann Murray and Kevin Steible
Attorney: Nancy G. Aaroe, Esquire, 2358 Gruver Avenue, Easton, PA 18045

IFKOVITS, JANET L., dec'd.

Late of the Borough of Northampton, Northampton County, PA

Co-Executors: Anthony J. Ifkovits and Joann Seier 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

KICHLINE, JEFFREY PAUL, dec'd.
Late of the Township of Forks, Northampton County, PA
Executrix: Dawn Marie Kichline c/o Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045
Attorneys: Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045

KITLAR, RICHARD P., dec'd.
Late of Bethlehem, Northampton County, PA
Executor: Sean O'Donnell c/o Norris McLaughlin, P.A., 515 W. Hamilton St., Suite 502, Allentown, PA 18101
Attorneys: Norris McLaughlin, P.A., 515 W. Hamilton St., Suite 502, Allentown, PA 18101

MORRIS, JANE R., dec'd.
Late of Bethlehem, Northampton County, PA
Executrix: Jennifer M. Howard c/o Santanasto Law, 210 E. Broad Street, Bethlehem, PA 18018
Attorneys: Santanasto Law, 210 E. Broad Street, Bethlehem, PA 18018

OHL, LOIS M., dec'd.
Late of Northampton County, PA
Executor: Clifford Ohl c/o Christopher S. Brown, Esquire, 607 Monroe Street, Stroudsburg, PA 18360
Attorney: Christopher S. Brown, Esquire, 607 Monroe Street, Stroudsburg, PA 18360

SEGESDY, JAMES C., SR., dec'd.
Late of the City of Bethlehem, Northampton County, PA

Executrix: Susan Butz c/o George M. Vasiliadis, Esquire, Vasiliadis Pappas Associates, LLC, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020
Attorneys: George M. Vasiliadis, Esquire, Vasiliadis Pappas Associates, LLC, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020

SINKER, DAVID BERNARD a/k/a DAVID B. SINKER, dec'd.
Late of Easton, Northampton County, PA
Administratrix: Barbara Gargone c/o David B. Schwartz, Esquire, 514 Fullertown Avenue, Suite 2, Whitehall, PA 18052
Attorney: David B. Schwartz, Esquire, 514 Fullertown Avenue, Suite 2, Whitehall, PA 18052

WARMKESSEL, DALE ALLEN, SR., dec'd.
Late of Walnutport, Northampton County, PA
Executor: Dale A. Warmkessel, Jr. c/o Sara J. Hogan, Esquire, Plunkett & Graver, PC, 615 Waterfront Drive, Suite 301, Allentown, PA 18102
Attorneys: Sara J. Hogan, Esquire, Plunkett & Graver, PC, 615 Waterfront Drive, Suite 301, Allentown, PA 18102

ZEGALIA, MICHAEL G., dec'd.
Late of Bethlehem Township, Northampton County, PA
Executrix: Donna L. Zegalia 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

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. The name of the non-profit corporation:

**PENNSYLVANIA HISTORIC
CEMETERY PRESERVATION**

and has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended. The corporation is organized for charitanle purposes. Articles of Incorporation have been filed on: September 23, 2025 with the principal place of business being at 1449 Lenox Ave., Bethlehem, PA 18018. Roy Schreffler, President.

Oct. 30

**CORPORATE FICTITIOUS NAME
REGISTRATION NOTICE**

NOTICE IS HEREBY GIVEN that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on October 20, 2025, for:

LEGACY HOLDINGS UNLIMITED

with its principal place of business at 2404 Butler Street, Easton, Pennsylvania 18042 in Northampton County. The Trustee is Richard H. Yetter III with business address of 2404 Butler Street, Easton, Pennsylvania 18042. The is filed in compliance with 54 Pa. C.S. 311

RICHARD H. YETTER, III,
ESQUIRE

305 Roseberry Street
Phillipsburg, NJ 08865

Oct. 30

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on the 1st day of October, 2025, the petition of Jewel Callam was filed in Northampton County Court of Common Pleas at No. C-48-CV-2025-09476, seeking to change the name of minor child from Makayla Lela Allen to Makayla Lela Callam. The court has fixed Monday, December 1st, 2025 at 9:00am, in Motions Court at 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.

Oct. 30

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

IN RE: REPURPOSE OF DONATED
OR DEDICATED REAL ESTATE IN
PALMER TOWNSHIP

NO.: 4825-0988

PETITION FOR APPROVAL TO
APPLY PROPERTY TO ALTERNATE
PUBLIC PURPOSE PURSUANT TO
THE DONATED OR DEDICATED
PROPERTY ACT

To the Public:

NOTICE IS HEREBY GIVEN that a Petition for Approval to Apply Property to Alternate Public Purpose pursuant to the Donated or Dedicated Property Act has been filed by Palmer Township with the Orphans' Court Division of the Court of Common Pleas of Northampton County, Pennsylvania, under the caption and docket number referenced above. The Court has scheduled a hearing on the Petition for December 8, 2025, at 9:00 a.m., in a courtroom that is still awaiting assignment. The purpose of the hearing is to determine whether relief from a deed restriction for open space and recreational use for the current Palmer Township municipal complex at 3 Weller Place, Palmer, Pennsylvania should be granted to authorize the use of the property for municipal building purposes, including a police station. Any resident of Palmer Township or any group or organization of residents of Palmer Township shall have the right to file a protest, and, in the discretion of the court, shall be entitled to be heard in person or by counsel or to intervene in the action and to be a party thereto. Copies of the Petition

are available at the Northampton County Clerk of the Orphans' Court and at the Palmer Township Building for review and/or photocopying. You may also direct inquiries or requests for copies of the Petition to:

WILLIAM D. OETINGER, ESQUIRE
GRIM, BIEHN & THATCHER
Solicitor for Palmer Township
104 South 6th Street
Perkasie, PA 18944
(215) 257-6811

Oct. 23, 30 Nov. 6

**IN THE COURT OF
COMMON PLEAS
SCHUYLKILL COUNTY,
PENNSYLVANIA**

PENNSYLVANIA NATIONAL
MUTUAL CASUALTY
INSURANCE COMPANY,
a/s/o WENRICH PAINTING, INC.
Plaintiff

vs.

SVETLANA CALHOUN
Defendant

NO. S-1015-2025

TO: SVETLANA CALHOUN

You are hereby notified that on May 1, 2025 Plaintiff filed a Complaint endorsed with a Notice to Defend against you in the Court of Common Pleas, Schuylkill County, Pennsylvania, at Case # S-1015-2025.

Since your current whereabouts are unknown, the Court, by Order dated August 4, 2025, ordered service of the legal action served upon you as provided by Pa. R.Civ.P. 430.

You are hereby notified to plead to the above referenced Complaint on or before thirty (30) days from the date of this publication or Judgment may be entered against you.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed

without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICE TO ELIGIBLE PERSONS AT A REDUCED OR NO FEE.

Schuylkill County
Bar Association
401 North Second Street
Pottsville, PA 17901
(570) 628-1235

Oct. 30

**IN THE COURT OF
COMMON PLEAS OF
NORTHAMPTON COUNTY,
PENNSYLVANIA
CIVIL ACTION—QUIET TITLE**

IN RE: MERCER HUNTINGTON, LP
TAX PARCEL NO.

L8SE3 14 13 0324

NO.: C-48-CV-2025-03794

NOTICE

TO: POTENTIAL DEFENDANT(S)

BE ADVISED THAT YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO TAKE ACTION REQUIRED OF YOU IN THIS CASE. UNLESS YOU ACT WITHIN TEN (10) DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS. A MOTION FOR JUDGMENT IN THIS MATTER WILL BE PRESENTED IN

COURTROOM 10 IN THE NORTHAMPTON COUNTY COURT-HOUSE, 669 WASHINGTON STREET, EASTON, PA ON NOVEMBER 19, 2025, AT 9:00 AM. YOU SHOULD TAKE THIS NOTICE TO A LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE FOLLOWING OFFICE TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

LAWYER REFERRAL SERVICE

155 South 9th Street

Easton, PA 18042

Telephone: (610) 258-6333

ANTHONY GIOVANNINI, JR.,
ESQUIRE

Attorney I.D. #326345

BROUGHAL & DeVITO, L.L.P.

Attorneys for Plaintiff

38 West Market Street

Bethlehem, PA 18018

P: (610) 865-3664

F: (610) 865-0969

anthonygiovannini@

broughal-devito.com

Oct. 30

**IN THE COURT OF
COMMON PLEAS OF
NORTHAMPTON COUNTY,
PENNSYLVANIA
CIVIL ACTION—QUIET TITLE**

IN RE: PATTERSON

RENSSELAER, LP

TAX PARCEL NO.

L8SE3 14 12 0324

NO.: C-48-CV-2025-03795

NOTICE

TO: POTENTIAL DEFENDANT(S)

BE ADVISED THAT YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO TAKE ACTION REQUIRED OF YOU IN THIS CASE. UNLESS YOU ACT WITHIN TEN (10) DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS. A MOTION FOR JUDGMENT IN THIS MATTER WILL BE PRESENTED IN COURTROOM 10 IN THE NORTHAMPTON COUNTY COURT-HOUSE, 669 WASHINGTON STREET, EASTON, PA ON NOVEMBER 19, 2025, AT 9:00 AM. YOU SHOULD TAKE THIS NOTICE TO A LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE FOLLOWING OFFICE TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

LAWYER REFERRAL SERVICE

155 South 9th Street

Easton, PA 18042

Telephone: (610) 258-6333

ANTHONY GIOVANNINI, JR.,
ESQUIRE

Attorney I.D. #326345

BROUGHAL & DeVITO, L.L.P.

Attorneys for Plaintiff

38 West Market Street

Bethlehem, PA 18018

P: (610) 865-3664

F: (610) 865-0969

anthonygiovannini@

broughal-devito.com

Oct. 30

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

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on NOVEMBER 7, 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-2016-02091
(#2 NOV/2025)**

WILMINGTON SAVINGS FUND
SOCIETY, FSB ET AL.

vs.

DOLORES L. YENIK

Property Address:

321 East 21st Street, Northampton, PA 18067

UPI/Tax Parcel Number:

L4SW1C/17/2/0522

ALL THAT CERTAIN message, lot, piece or parcel of land situate, lying and being in Northampton Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Dolores L. Yenik by deed from Philip Mascho and Lois Mascho, husband and wife, said deed recorded on October 25, 1995, in the Northampton County Recorder of Deeds office in Book 1995-1 at page 101300.

THEREON BEING ERECTED a one-story manufactured mobile home/trailer with vinyl siding, metal roof and detached one-car garage.

**No. C-48-CV-2018-11166
(#19 NOV/2025)**

CITY OF EASTON

vs.

KURT OSTRANDER

Property Address:

167 East Wilkes Barre Street, Easton, PA 18042

UPI/Tax Parcel Number:

L9SE3C/7/14/0310

ALL THAT CERTAIN lot or land, with improvements thereon erected, situate on the south side of East Wilkes Barre Street in Easton City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Kurt Ostrander by deed from Adrienne B. Brown, said deed recorded on May 24, 2002, in the Northampton County Recorder of Deeds office in Book 2002-1 at page 134869.

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

**No. C-48-CV-2021-07430
(#7 NOV/2025)**

WILSON AREA SCHOOL DISTRICT
vs.

DAVID M. BROTZMAN

Property Address:

1928 Ferry Street, Easton, PA 18042

UPI/Tax Parcel Number:

L9SW2D/8/5/0837

ALL THAT CERTAIN piece or tract of land situate in Wilson Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in David M. Brotzman by deed from Danetta L. Ohler, said deed recorded on August 31, 2018, in the Northampton County Recorder of Deeds office in Book 2018-1 at page 189011.

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

No. C-48-CV-2022-07542
(#4 NOV/2025)

M&T BANK

vs.

SARA MARIE ECKMAN, AS
 ADMINISTRATRIX OF THE ESTATE
 OF MARIE ECKMAN a/k/a MARIE
 A. ECKMAN, DECEASED

Property Address:

3461 Park Place, Bethlehem, PA
 18017

UPI/Tax Parcel Number:

M6SE1/9/1-H5/0214

ALL THAT CERTAIN unit designated as "H-5", being a unit in Park Place Condominium, situate in Hanover Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Sara Marie Eckman by deed from Sara Marie Eckman, Administratrix C.T.A. of the Estate of Marie A. Eckman, deceased, said deed recorded on July 22, 2022, in the Northampton County Recorder of Deeds office in Book 2022-1 at page 204847.

THEREON BEING ERECTED a two-story residential condominium with combination vinyl siding/brick exterior and shingle roof.

No. C-48-CV-2023-06406
(#1 NOV/2025)

WELLS FARGO BANK, N.A.

vs.

ERIC S. HABERSTUMPF,
 LAURA J. HABERSTUMPF

Property Address:

3525 Altonah Road, Bethlehem,
 PA 18017

UPI/Tax Parcel Number:

M6/13/5/0204

ALL THAT CERTAIN messuage or tenement and lot or parcel of land situate along the westerly side of Altonah Road, north of Biery's Bridge Road, in Bethlehem City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Eric S. Haberstumpf and

Laura J. Haberstumpf, husband and wife, by deed from Diana M. Eagan, single, said deed recorded on October 6, 2009, in the Northampton County Recorder of Deeds office in Book 2009-1 at page 257336.

THEREON BEING ERECTED a one-story ranch-style single residential dwelling with stone exterior, shingle roof and detached barn/garage.

No. C-48-CV-2024-04401
(#18 NOV/2025)

CITY OF EASTON

vs.

FUNCH, INC.

Property Address:

Iron Street, Easton, PA 18042

UPI/Tax Parcel Number:

M9NE1D/5/1/0310

ALL THAT CERTAIN piece, parcel or tract of land situate in Easton City, Northampton County, Pennsylvania, shown as Lot 2 on the Minor Subdivision Plan entitled "Subdivision of Lands for Craft Rug Mills" as recorded in Map Book 89 at page 128.

TITLE TO SAID PREMISES is vested in Funch, Inc., by deed recorded on September 22, 1995, in the Northampton County Recorder of Deeds office in Book 1995-1 at page 88784.

THEREON BEING ERECTED a one-story commercial store/warehouse with aluminum exterior, flat roof and attached four-bay garage.

No. C-48-CV-2024-05204
(#13 NOV/2025)

**US BANK TRUST NATIONAL
 ASSOCIATION ET AL.**

vs.

STEVEN C. EVANS,
 BLYTHE R. EVANS

Property Address:

786 Briarstone Road, Bethlehem,
 PA 18017

UPI/Tax Parcel Number:

M6SW4/9/7/0214

ALL THAT CERTAIN lot or tract of land situated in Hanover Township, Northampton County, Pennsylvania, and being Lot No. 13 as shown on a Subdivision Plan of Stones Crossing Phase One, recorded in Map Book 86 at page 169.

TITLE TO SAID PREMISES is vested in Steven C. Evans and Blythe R. Evans, husband and wife, by deed from Jose A. Silva and Elsie Perez, said deed recorded on December 7, 2005, in the Northampton County Recorder of Deeds office in Book 2005-1 at page 495192.

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

**No. C-48-CV-2024-05645
(#20 NOV/2025)**

SAUCON VALLEY SCHOOL
DISTRICT

vs.

MARY E. HOLLAND

Property Address:

1324 Detweiler Avenue, Hellertown, PA 18055

UPI/Tax Parcel Number:

Q7NW3B/14/4/0715

ALL THAT CERTAIN message, tenement and tract or piece of land situate in Hellertown Borough, Northampton County, Pennsylvania, being lots #715 and #716 on the Plan of Lots known as "Woodlawn", laid out by John Danner and recorded in Map Book 6 at page 46.

TITLE TO SAID PREMISES is vested in John F. Holland, Jr., and Mary E. Holland by deed recorded on June 28, 1962, in the Northampton County Recorder of Deeds office in Book 175 at page 99. The said John F. Holland, Jr., departed this life on December 10, 2009, whereby title became vested solely in Mary E. Holland.

THEREON BEING ERECTED a two-story Cape Cod-style single residential dwelling with combination brick and stucco exterior and shingle roof.

**No. C-48-CV-2024-07947
(#23 NOV/2025)**

ROUNDPOINT MORTGAGE
SERVICING, LLC

vs.

ANDREA FAYE KELLER

Property Address:

1328 Easton Road, Hellertown, PA 18055

UPI/Tax Parcel Number:

Q7NW3C/2/1/0715

ALL THAT CERTAIN tract of land situate in Hellertown Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Andrea Faye Keller by deed from David L. Brown and Bradford D. Wagner, Co-Administrators of the Estate of Ronald W. Shegda, a/k/a Ronald Walter Shegda, deceased, said deed recorded on September 13, 2021, in the Northampton County Recorder of Deeds office in Book 2021-1 at page 328730.

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

**No. C-48-CV-2024-10662
(#22 NOV/2025)**

THE BANK OF NEW YORK
MELLON f/k/a THE BANK OF
NEW YORK, AS TRUSTEE ET AL.

vs.

FAUSTO CASTILLO

Property Address:

1319 Washington Street, Easton, PA 18042

UPI/Tax Parcel Number:

L9SW2C/24/15/0310

ALL THAT CERTAIN lot or piece of ground, with the dwelling house erected thereon, situate in Easton City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Fausto Castillo by deed from Aris G. Paganakis and Annica C. Paganakis, husband and wife, said deed recorded on April 29, 2025, in the Northampton County Recorder of Deeds office in Book 2005-1 at page 172790.

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

**No. C-48-CV-2024-10864
(#17 NOV/2025)**

MSR ASSET VEHICLE LLC

vs.

NATHAN EDWARD BEAN

Property Address:

813 Bangor Road, Nazareth, PA 18064

UPI/Tax Parcel Number:

H8NE1/6/8/0626

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

TITLE TO SAID PREMISES is vested in Nathan Edward Bean by deed from Francis Perkowski, said deed recorded on July 7, 2021, in the Northampton County Recorder of Deeds office in Book 2021-1 at page 233943.

THEREON BEING ERECTED a split-level single residential dwelling with combination aluminum siding/brick exterior, shingle roof and shed.

**No. C-48-CV-2024-12256
(#21 NOV/2025)**

AMERIHOM MORTGAGE
COMPANY LLC

vs.

SIGRID PELCZYNSKI

Property Address:

1942 Greenleaf Street, Bethlehem, PA 18017

UPI/Tax Parcel Number:

M7SW4/7/10/0204

ALL THAT CERTAIN lot or piece of ground, together with the dwelling house erected thereon, situate in Bethlehem City, Northampton County, Pennsylvania, being known as Lot No. 25 as shown on the Plan of "East Hills", Section No. 4, said Map or Plan being recorded in Book 13 at page 49.

TITLE TO SAID PREMISES is vested in Sigrid Pelczynski by deed from Carl E. Junglas and Joan L. Junglas, husband and wife, said deed recorded on August 13, 2018, in the Northampton County Recorder of Deeds office in Book 2018-1 at page 171690.

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

**No. C-48-CV-2025-00079
(#16 NOV/2025)**

NATIONSTAR MORTGAGE, LLC

vs.

KATHRYN L. HITCHO

Property Address:

1030 West Wilkes Barre Street, Easton, PA 18042

UPI/Tax Parcel Number:

M9NE1A/1/16/0310

ALL THAT CERTAIN messuage, tenement and lot or piece of ground situate on the south side of West Wilkes Barre Street in Easton City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Kathryn L. Hitcho by deed from Linda L. Wollman, said deed recorded on August 15, 2005, in the Northampton County Recorder of Deeds office in Book 2005-1 at page 310381.

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

**No. C-48-CV-2025-02002
(#3 NOV/2025)**

CITIBANK, N.A. AS TRUSTEE
ET AL.

vs.

LAURA MIMS

Property Address:

4321 Anthony Drive, Bethlehem,
PA 18020

UPI/Tax Parcel Number:

M7/11/3C-20/0205

ALL THAT CERTAIN lot or parcel
of land situated in Bethlehem
Township, Northampton County,
Pennsylvania.

TITLE TO SAID PREMISES is
vested in Laura Mims by deed from
Toll PA IV, L.P., said deed recorded on
October 17, 2005, in the Northamp-
ton County Recorder of Deeds office
in Book 2005-1 at page 407602.

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

**No. C-48-CV-2025-02049
(#14 NOV/2025)**

TRUIST BANK

vs.

JOSEPH A. REPSHER, JR.,
STACEY L. REPSHER

Property Address:

724 Yeates Street, Bethlehem, PA
18017

UPI/Tax Parcel Number:

P6NE2B/18/9/0204

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

THEREON BEING ERECTED a
one-and-one-half-story single resi-
dential dwelling with aluminum
siding and metal roof.

Property Address:

734 Yeates Street, Bethlehem, PA
18017

UPI/Tax Parcel Number:

P6NE2B/18/10A/0204

ALL THAT CERTAIN lot, parcel
and tract of land situate in Bethlehem
City, Northampton County, Pennsyl-
vania.

THEREON BEING ERECTED a
shed and a detached two-car garage
with aluminum siding and shingle
roof.

TITLE TO BOTH PARCELS is
vested in Joseph A. Repsher, Jr., and
Stacey L. Repsher, husband and wife,
by deed from Joseph A. Repsher, Jr.,
Stacey L. Repsher, Nicole A. Repsher
and Megan Repsher, said deed
recorded on July 19, 2012, in the
Northampton County Recorder of
Deeds office in Book 2012-1 at page
164789.

**No. C-48-CV-2025-03862
(#15 NOV/2025)**

JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION

vs.

AMY MCHUGH, AS BELIEVED
HEIR AND/OR ADMINISTRATOR
TO THE ESTATE OF PATRICIA A.
PIERCE, UNKNOWN HEIRS AND/
OR ADMINISTRATORS OF THE
ESTATE OF PATRICIA A. PIERCE

Property Address:

1719 Callone Avenue, Bethlehem,
PA 18017

UPI/Tax Parcel Number:

N7NW1C/4/6/0204

ALL THAT CERTAIN lot or parcel
of land in Bethlehem City, Northamp-
ton County, Pennsylvania, being Lot
No. 36, Section "A" as shown on the
Revised Plan of Liberty Park, dated
January 21, 1952.

TITLE TO SAID PREMISES is
vested in Patricia A. Pierce by deed
from Karl J. Stibrany and Beth A.
Stibrany, husband and wife, said
deed recorded July 20, 1998, in the
Northampton County Recorder of
Deeds office in Book 1998-1 at page
093825. The said Patricia A. Pierce
departed this life on February 28,
2023.

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

**No. C-48-CV-2025-05383
(#12 NOV/2025)**

PHILADELPHIA FEDERAL CREDIT
UNION
vs.

JOSEPH O. ORIKO

Property Address:

2332 Pennsylvania Avenue,
Bangor, PA 18013

UPI/Tax Parcel Number:

H10NW2/6/11/0317

ALL THAT CERTAIN parcel of land situate in Lower Mount Bethel Township, Northampton County, Pennsylvania.

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

Property Address:

Pennsylvania Avenue, Bangor, PA
18013

UPI/Tax Parcel Number:

H10NW2/6/17/0317

ALL THAT CERTAIN parcel of land situate in Lower Mount Bethel Township, Northampton County, Pennsylvania.

THEREON BEING vacant land.

Property Address:

Pennsylvania Avenue, Bangor, PA
18013

UPI/Tax Parcel Number:

H10NW2/6/18/0317

ALL THAT CERTAIN parcel of land situate in Lower Mount Bethel Township, Northampton County, Pennsylvania.

THEREON BEING vacant land.

TITLE TO ALL THREE PARCELS is vested in Joseph Oriko by deed from Derek M. Pulcini, said deed recorded on April 28, 2022, in the Northampton County Recorder of Deeds office in Book 2022-1 at page 127534.

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

Oct. 16, 23, 30