

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**CONYERS, EVAN W.,** dec'd.

Late of Borough of Hellertown, Northampton County, PA
Executor: Cary Lee Conyers 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

DEARDORFF, BETTY M., dec'd.

Late of Nazareth Borough, Northampton County, PA
Executor: John Floyd Deardorff c/o Delia A. Dougherty, Esq., Sherman, Silverstein, Kohl, Rose & Podolsky, P.A., 308 Harper Dr., #200, Moorestown, NJ 08057
Attorneys: Delia A. Dougherty, Esq., Sherman, Silverstein, Kohl, Rose & Podolsky, P.A., 308 Harper Dr., #200, Moorestown, NJ 08057

DEUTSCH, MARYANN R., dec'd.

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

Executor: Michael Kevin Romanishan 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

HASSAY, ROBERT STEPHEN, SR., dec'd.

Late of Bethlehem, Northampton County, PA

Executor: Robert S. Hassay, Jr. 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

HERBERT, SONYA A., dec'd.

Late of Hellertown Borough, Northampton County, PA

Executrix: Robin K. Silhanek c/o Jocelin A. Price, Esq., Antheil, Maslow & MacMinn, LLP, 131 W. State St., P.O. Box 50, Doylestown, PA 18901

Attorneys: Jocelin A. Price, Esq., Antheil, Maslow & MacMinn, LLP, 131 W. State St., P.O. Box 50, Doylestown, PA 18901

KANAS, CAROL H., dec'd.

Late of Walnutport, Northampton County, PA

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

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

NICOLETTA, ANTHONY J., dec'd.

Late of the City of Bethlehem, Northampton County, PA

Administrator: Joseph M. Nicoletta 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

ORTIZ, MIGUEL, dec'd.

Late of the City of Bethlehem, Northampton County, PA
Administratrix: Emma N. Ortiz, 550 Wyandotte Street, Bethlehem, PA 18015

REITER, ALAN, dec'd.

Late of the City of Easton, Northampton County, PA
Administratrix: Christina Georgiou 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

SPAZIANI, JOHN A., dec'd.

Late of Easton, Northampton County, PA
Administrators: Jill Cutrona and Cheryl Ann Buttarro 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

SPIRK, MARY BETH, dec'd.

Late of Lower Saucon Twp., Northampton County, PA
Executrix: Margaret M. McMenamin, 2557 Kings Mills Rd., Hellertown, PA 18055
Attorneys: Jill S. Spirk, Esquire, Eastburn and Gray, PC, 60 E. Court St., P.O. Box 1389, Doylestown, PA 18901-0137

TOTH, JOEL MATTHEW, dec'd.

Late of Bethlehem, Northampton County, PA
Personal Representative: Jamie Polzer-Toth c/o Catherine E. Sears, Esquire, 33 S. 7th Street, P.O. Box 4060, Allentown, PA 18105-4060

Attorney: Catherine E. Sears, Esquire, 33 S. 7th Street, P.O. Box 4060, Allentown, PA 18105-4060

VAILL, RITA C. a/k/a RITA CURTIS VAILL, dec'd.

Late of Easton, Northampton County, PA
Executor: Richard C. Vaill c/o Lisa A. Pereira, Esquire, Broughal & DeVito, L.L.P., 38 West Market Street, Bethlehem, PA 18018
Attorneys: Lisa A. Pereira, Esquire, Broughal & DeVito, L.L.P., 38 West Market Street, Bethlehem, PA 18018

SECOND 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.
Late of 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

THIRD 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 Geschardt 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,
Lehighton, 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

NOTICE OF TRANSFER

Previous owner David A. Ritzier of
162 Locke Heights Road, Bangor, PA.
Make: Brimar/Model: 5 x 8 Dump
Trailer/Red in color/GVW 5000 lbs/
VIN:43YDC12166C050362/License
Plate: XCL-8452. New Owner
Theodore Nelson, 14 Millwood Dr.,
Bangor, PA 18013, (610) 417-1767.

July 2

**NOTICES OF NONPROFIT
INCORPORATION**

NOTICE IS HEREBY GIVEN that
Articles of Incorporation were filed

with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, on June 22, 2026, for a proposed nonprofit corporation to be known as:

**ROGER LEHMANN FUND
FOR SEO EDUCATION**

formed pursuant to the provisions of the Nonprofit Corporation Law of 1988, 15 Pa. C.S. Section 5306, et seq.

The proposed nonprofit corporation is organized exclusively for charitable, educational and scientific purposes as defined in Section 501(c) (3) of the Internal Revenue Code. In furtherance of its purpose, the corporation may exercise all rights, privileges, powers and authority of a corporation organized under the Nonprofit Corporation Law of 1988, as amended.

BARLEY, SNYDER LLP
Attorneys
July 2

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania on June 3, 2026, for:

SISTERS OF STRENGTH

The corporation has been incorporated under the Pennsylvania Nonprofit Corporation Law of 1988, as amended, for the purpose of mentoring and supporting at-risk young women.

July 2

**LIMITED LIABILITY COMPANY
NOTICE**

NOTICE IS HEREBY GIVEN that a Certificate of Organization-Domestic Limited Liability Company has been filed and approved with the Department of State, Harrisburg, Pennsylvania, on June 18, 2026, under the Business Corporation Law of 1988, as amended, for the organization of:

GONSKY REAL ESTATE LLC.

Mark A. Primrose, Esquire
17 North Sixth Street
Stroudsburg, PA 18360

July 2

NOTICE OF DISSOLUTION

NOTICE IS HEREBY GIVEN that **Lauri A. Passeri, D.M.D., PC**, a Pennsylvania corporation having its principal office at 386 Epps Street, Wind Gap, PA 18091 intends to file Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania, pursuant to and in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988, as amended and that the said corporation is winding up its affairs in the manner prescribed by said law, so that its corporate existence shall be terminated upon the filing of the Articles of Dissolution with the Department of State.

FITZPATRICK LENTZ &
BUBBA, P.C.

Two City Center
645 West Hamilton Street
Suite 800
Allentown, PA 18101

July 2

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on the 18th day of June 2026, the Petition of Meera Johnson-McCormick was filed in Northampton County Court of Common Pleas at No. C-0048-CV-2026-05670, seeking to change the name of Meera Johnson-McCormick to Meera Johnson. The Court has fixed August 3, 2026 at 9:00 a.m. Motions 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.

July 2

**IN THE COURT OF COMMON
PLEAS OF NORTHAMPTON
COUNTY, PENNSYLVANIA
CIVIL DIVISION—LAW**

IN RE: CHANGE OF NAME FOR
DAVID JOHN MORGAN

No. C-48-CV-2026-05489

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that on June 16, 2026, the Petition of David John Morgan k/n/a Jeffrey John Donovan was filed in the above-named court requesting an Order to change the name of David John Morgan to Jeffrey John Donovan. The Court has fixed the day of August 11, 2026, at 10:00 a.m., in the Northampton County Government Center, 669 Washington Street, Easton, Pennsylvania, as the time and place for the hearing on said Petition, when and where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

Respectfully submitted,
MICHAEL F. CORRIERE, ESQUIRE
I.D. No. 62255
CORRIERE AND ANDRES, LLC
Attorneys for Petitioner
433 East Broad Street
Bethlehem, PA 18018
(610) 865-5566

July 2

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on 11 August, 2026, The petition of Colleen Elizabeth Rehl was filed in Northampton County Court of Common Pleas at No. C-48-CV-2026-03655, seeking to change the name of petitioner from Colleen Elizabeth Rehl to Colleen Elizabeth Raniero. The court has fixed Tuesday, August 11, 2026 at 9 a.m. in motions Court in courtroom 10 at the Northampton County courthouse has the date of

hearing of petition. All persons interested in proposed change of name may appear and shown because if any they why the prayer of petitioner should not be granted.

July 2

**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 resi-
dential 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 Northamp-
ton 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, Northamp-
ton, PA 18067

UPI/Tax Parcel Number:

J3/13/11-3/0516

ALL THAT CERTAIN lot or piece of
ground, hereditaments and appurte-
nances 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-2025-04675
(#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 messuage or tenement and lot or piece of ground situate on the east side of High Street, between Goepp 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 messuage, tenement, tract, piece or parcel of land situate in East Bangor Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Denise Welser 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 messuage 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 CountyRecorder 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 resi-
dential 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,
JA'NET 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

June 18, 25, July 2

Hon. Edward D. Reibman (Ret.)

Mediation. Arbitration. Neutral.



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- **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**