

**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****ARNOLD, DEBORAH S.,** dec'd.

Late of the Borough of Hellertown, Northampton County, PA

Administrator: Joseph T. Arnold, Sr. c/o David M. Backenstoe, Esquire, 148 Main Street, Hellertown, PA 18055

Attorney: David M. Backenstoe, Esquire, 148 Main Street, Hellertown, PA 18055

**CUADRADO, NATHANAEL,** dec'd.

Late of the Borough of Glendon, Northampton County, PA

Administrator: Nael Cuadrado-Paredes c/o William E. Hutcheson, III, Esquire, 91 Larry Holmes Drive, Suite 200, Easton, PA 18042

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

**GERENCSER, STEPHANIE F.,** dec'd.

Late of Bethlehem Township, Northampton County, PA

Executrix: Debra A. Gerencser 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

**GOURNET, GEOFFROY RAPHAEL,** dec'd.

Late of the City of Easton, Northampton County, PA

Executrix: Virginie B. Gournet c/o Daniel E. Cohen, Esquire, Hof & Reid, LLC, 3101 Emrick Blvd., Suite 205, Bethlehem, PA 18020

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

**LaMARCA, CHARLES JOHN,** dec'd.

Late of Easton, Northampton County, PA

Executrix: Angela M. Case c/o John P. Rodgers, Esquire, 1170 Highway 315, Suite 1, Plains, PA 18702

Attorney: John P. Rodgers, Esquire, 1170 Highway 315, Suite 1, Plains, PA 18702

**LEWIS, DARLENE,** dec'd.

Late of Easton, Northampton County, PA

Executrix: Kali Lewis Basit c/o Michael A. Santanasto, Esquire, Santanasto Law, 210 E. Broad St., Bethlehem, PA 18018

Attorneys: Michael A. Santanasto, Esquire, Santanasto Law, 210 E. Broad St., Bethlehem, PA 18018

**MALZ, JACK A.**, dec'd.

Late of Northampton, Northampton County, PA

Executrix: Sheri L. Malz a/k/a Sheri Lee Malz c/o Jon A. Swartz, Esquire, Prokup & Swartz, 7736 Main Street, Fogelsville, PA 18051-1616

Attorneys: Jon A. Swartz, Esquire, Prokup & Swartz, 7736 Main Street, Fogelsville, PA 18051-1616

**MILTENBERGER, JAMES R.**, dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executrix: Nancy Lunsford Miltenberger 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

**NOVAK, GEORGE J.**, dec'd.

Late of Palmer Township, Northampton County, PA

Executor: Chris E. Novak c/o Daniel M. O'Donnell, Esquire, Maloney, Danyi & O'Donnell, 901 West Lehigh Street, Bethlehem, PA 18018

Attorneys: Daniel M. O'Donnell, Esquire, Maloney, Danyi & O'Donnell, 901 West Lehigh Street, Bethlehem, PA 18018

**OHENE, KWASI**, dec'd.

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

Administratrix: Serena Korantema Ohene c/o David M. Backenstoe, Esquire, 148 Main Street, Hellertown, PA 18055

Attorney: David M. Backenstoe, Esquire, 148 Main Street, Hellertown, PA 18055

**PAPANDREA, MICHAEL J.**, dec'd.

Late of the City of Easton, Northampton County, PA

Administratrix: Lisa Marie Becker c/o Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045

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

**RUSSO, TERRY ANN**, dec'd.

Late of the City of Bethlehem, Northampton County, PA

Co-Executors: Brianna Shea McGraw and Robert V. Littner, Esquire c/o Littner & Littner Law Offices, PLLC, 512 North New Street, Bethlehem, PA 18018

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

**SCHUBERT, IRENE M.**, dec'd.

Late of the Borough of Catasauqua, Northampton County, PA

Executrix: Jane M. Schubert c/o Andrew V. Schantz, Esquire, Davison & McCarthy, P.C., Two City Center, 645 Hamilton Street, Suite 510, Allentown, PA 18101

Attorneys: Andrew V. Schantz, Esquire, Davison & McCarthy, P.C., Two City Center, 645 Hamilton Street, Suite 510, Allentown, PA 18101

**TALLARICO, ANNE H.**, dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executors: Jean Tallarico Richmond, 3739 Collins Avenue, Apt. 605, Miami Beach, FL

33140 and John J. Tallarico, Jr.,  
274 Wedgewood Road,  
Bethlehem, PA 18017

Attorney: Paul J. Harak, Esquire,  
1216 Linden Street, P.O. Box  
1409, Bethlehem, PA 18016

**TSURUMAKI, DAINA V.,** dec'd.

Late of the Township of Williams,  
Northampton County, PA

Co-Executors: Christopher Toshi  
Tsurumaki and Marc John  
Tsurumaki 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

**SECOND PUBLICATION**

**FIGUEROA, DEBORAH A.,** dec'd.

Late of the City of Bethlehem,  
Northampton County, PA

Administrator: Joseph Michael  
Figueroa 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

**FIGUEROA, ISAIAS S.,** dec'd.

Late of the City of Bethlehem,  
Northampton County, PA

Executor: Joseph Michael  
Figueroa 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

**LUCIANI, ROBERT,** dec'd.

Late of the Borough of North-  
ampton, Northampton County,  
PA

Administratrix: Teresa C.  
Luciani, 538 E. 9th Street,  
Northampton, PA 18067

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

**MALITSCH, ANNA M.,** dec'd.

Late of the Borough of Nazareth,  
Northampton County, PA

Executor: Louis Michael Malitsch  
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

**OBERMAN, BEVERLY J.,** dec'd.

Late of Northampton, North-  
ampton County, PA

Executrix: Deborah L. Gemmel  
c/o Jeffrey F. Hussar, Esquire,  
946 Third Street, Whitehall, PA  
18052

Attorney: Jeffrey F. Hussar,  
Esquire, 946 Third Street,  
Whitehall, PA 18052

**PASSARO, JOSEPH JOHN, SR.,**  
dec'd.

Late of Nazareth, Northampton  
County, PA

Executor: Joseph John Passaro,  
Jr. 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

**PIAZZA, NANCY JANE**, dec'd.

Late of Martins Creek,  
Northampton County, PA  
Executrix: Tracy Ann Piazza c/o  
Steven B. Molder, Esquire, 904  
Lehigh St., Easton, PA 18042  
Attorney: Steven B. Molder,  
Esquire, 904 Lehigh St., Easton,  
PA 18042

**SUPECK, WAYNE S.**, dec'd.

Late of the City of Bethlehem,  
Northampton County, PA  
Administratrix: Sheri E. Helfrish  
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

**THIRD PUBLICATION****BEDICS, DOROTHY B.**, dec'd.

Late of Forks Township, North-  
ampton County, PA  
Co-Executors: Joseph S. Bedics,  
Jr. and John P. Bedics c/o Lisa  
A. Pereira, Esquire, Broughal &  
DeVito, LLP, 38 West Market  
Street, Bethlehem, PA 18018  
Attorneys: Lisa A. Pereira,  
Esquire, Broughal & DeVito,  
LLP, 38 West Market Street,  
Bethlehem, PA 18018

**BRENDLER, STEPHEN H.**, dec'd.

Late of Borough of Hellertown,  
Northampton County, PA  
Executrix: Barbara Ann Brendler  
Attorney: David M. Backenstoe,  
Esquire, 148 Main Street,  
Hellertown, PA 18055

**COLE, PAUL C.**, dec'd.

Late of the Borough of Roseto,  
Northampton County, PA

Co-Administrators: Michael Paul  
Cole and Lori Ann Hitchens  
Attorney: P. Christopher Cotturo,  
Esquire, 75 Bangor Junction  
Road, Bangor, PA 18013

**FARKAS, MARGARET R.**, dec'd.

Late of Bethlehem, Northampton  
County, PA  
Administrator: Stephen Farkas  
c/o Eric R. Strauss, Esquire,  
Gross McGinley, LLP, 33 South  
Seventh Street, P.O. Box 4060,  
Allentown, PA 18105  
Attorneys: Eric R. Strauss,  
Esquire, Gross McGinley, LLP,  
33 South Seventh Street, P.O.  
Box 4060, Allentown, PA 18105

**FOUST, JEAN F.**, dec'd.

Late of Bethlehem City, North-  
ampton County, PA  
Executrix: Linda F. Kalamar c/o  
John N. Schaeffer, Esquire,  
Eastburn & Gray, P.C., P.O. Box  
1389, Doylestown, PA 18901-  
0137  
Attorneys: John N. Schaeffer,  
Esquire, Eastburn & Gray, P.C.,  
P.O. Box 1389, Doylestown, PA  
18901-0137

**HILL, ELEANOR B.**, dec'd.

Late of the Township of Washing-  
ton, Northampton County, PA  
Executors: Craig Robert Golden  
and Clint Reed Golden  
Attorney: David J. Ceraul,  
Esquire, 22 Market Street, P.O.  
Box 19, Bangor, PA 18013-0019

**JANCI, EDWARD R.**, dec'd.

Late of Northampton, North-  
ampton County, PA  
Administrator: Robert J. Janci  
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

**JANCI, JOHN S.,** dec'd.

Late of Northampton, Northampton County, PA

Administrator: Robert J. Janci 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

**LEAYMAN, DEAN W.,** dec'd.

Late of Bethlehem City, Northampton County, PA

Executor: Jesse Dean Leayman c/o John N. Schaffer, Esquire, Eastburn & Gray, P.C., P.O. Box 1389, Doylestown, PA 18901-0137

Attorneys: John N. Schaffer, Esquire, Eastburn & Gray, P.C., P.O. Box 1389, Doylestown, PA 18901-0137

**MICHALGYK, JOHN M.,** dec'd.

Late of 2555 Rosewood Drive, Bethlehem, Northampton County, PA

Personal Representative: Danette C. Michalgyk c/o Catherine E. Sears, Esquire, McGinley, LLP, 33 S. 7th St., P.O. Box 4060, Allentown, PA 18105-4060

Attorneys: Catherine E. Sears, Esquire, Gross McGinley, LLP, 33 S. 7th St., P.O. Box 4060, Allentown, PA 18105-4060

**MULLIKIN, CHAUNCEY, SR.,** dec'd.

Late of the Borough of Bath, Northampton County, PA

Executor: Jason M. Mullikin  
Attorney: Nicholas R. Sabatine, III, Esquire, 16 S. Broadway, Suite 1, Wind Gap, PA 18091

**NAUMENKO, ROSALIE,** dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executrix: Olga L. Dunigan, 126 Audrey Court, Stroudsburg, PA 18360

Attorney: Joseph P. McDonald, Jr., Esquire, 1651 West Main Street, Stroudsburg, PA 18360

**POPIELARSKI, THOMAS S.,** dec'd.

Late of the Township of Easton, Northampton County, PA

Executor: Daniel T. Popielarski, 176 Alanita Drive, Tauton, MA 02780

Attorneys: Jeremy E. Yzeik, Esquire, Coughlin & Gerhart, LLP, 916 Church Street, Honesdale, PA 18431

**RAYDEN, DOROTHY ANN,** dec'd.

Late of the Borough of Northampton, Northampton County, PA

Executor: Kenneth C. Rayden, II c/o Vaughn A. Terrinoni, Esquire, 3976 Township Line Road, Bethlehem, PA 18020

Attorney: Vaughn A. Terrinoni, Esquire, 3976 Township Line Road, Bethlehem, PA 18020

**RIVERA, WALESKA,** dec'd.

Late of the City of Easton, Northampton County, PA

Administratrix: Ms. Shina E. Rivera c/o Robert A. Nitchkey, Jr., Esquire, 5 North 16th Street, Suite 4, Easton, PA 18042

Attorney: Robert A. Nitchkey, Jr., Esquire, 5 North 16th Street, Suite 4, Easton, PA 18042

**STAHLER, MARYANN,** dec'd.

Late of the City of Bethlehem, Northampton County, PA

Administrator: Gary Lee Stahler  
c/o Nicole C. Manley, Esquire,  
E. Kenneth Nyce Law Office LLC,  
105 E. Philadelphia Ave.,  
Boyertown, PA 19512

Attorneys: Nicole C. Manley,  
Esquire, E. Kenneth Nyce Law  
Office LLC, 105 E. Philadelphia  
Ave., Boyertown, PA 19512

**STEIBLE, DAVID LEE, dec'd.**

Late of Easton, Northampton  
County, PA

Executors: Joann Murray and  
Kevin Steible

Attorney: Nancy G. Aaroe,  
Esquire, 2568 Nazareth Road,  
Easton, PA 18045

**WERKHEISER, IRENE R., dec'd.**

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

Executrix: Candace Jane  
Adamski 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

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**NOTICES OF DISSOLUTION**

NOTICE IS HEREBY GIVEN that  
**ANGEL 34**, a Pennsylvania Nonprofit  
Corporation, having its principal  
office at 750 Bushkill Center Road,  
Nazareth, PA 18064, intends to file  
Articles of Dissolution with the  
Department of State of the Common-  
wealth of Pennsylvania at Harrisburg,  
Pennsylvania, pursuant to and in  
accordance with the applicable provi-  
sions of the Nonprofit Corporation  
Law of 1988, as amended, and that  
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 of the  
Commonwealth of Pennsylvania.

JOHN F. GROSS, ESQUIRE

GROSS MCGINLEY, LLP

33 S. 7th Street

P.O. Box 4060

Allentown, PA 18105-4060

May 1

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NOTICE IS HEREBY GIVEN that  
**HEAL FROM INSIDE PC**, having its  
principal office at 3201 Highfield  
Drive, Suite K, Bethlehem, PA, 18020,  
intends to file Articles of Dissolution  
with the Pennsylvania Department of  
State, pursuant to and in accordance  
with applicable provisions of the PA  
Business Corporation Law of 1988,  
as amended, and that the corporation  
is winding up its affairs in the manner  
prescribed by law, so that its corporate  
existence shall be terminated upon  
the filing of the Articles of Dissolution  
with the PA Department of State.

LOREN L. SPEZIALE, ESQUIRE

GROSS MCGINLEY, LLP

33 S. Seventh Street

P.O. Box 4060

Allentown, PA 18105-4060

May 1

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**NOTICE OF APPLICATION FOR  
PRIVATE DETECTIVE LICENSE**

NOTICE IS HEREBY GIVEN that  
the Petition of Michael Jonathon  
Meggiolaro and Dark Shadows Private  
Investigation LLC, was filed in the  
Northampton County Criminal  
Division at Docket No. MD-621-2024,  
seeking the approval of a Private  
Detective License pursuant to the  
Private Detective Act of 1953, 22 Pa.  
C.S.A. The Court has fixed May 21st,  
2025 at 9:00 a.m. in Courtroom #1  
at the Northampton County Court-



house, 669 Washington Street, Easton, PA 18042 as the date for hearing the Petition. All persons interested in the petition may appear and show cause, if any they have, why the prayer of the Petition should not be granted.

May 1, 8

**NOTICE OF SERVICE OF  
PROCESS BY PUBLICATION**

NORTH CAROLINA  
HENDERSON COUNTY  
IN THE GENERAL COURT  
OF JUSTICE DISTRICT  
COURT DIVISION  
Shana Renee Frances

Plaintiff

v.

Willie J. Francis

Defendant

**NO.: 25CV000413-440**

To: Willie J Francis, Defendant

Take notice that a pleading seeking relief against you has been filed in the above action. The nature of the relief being sought is as follows: Plaintiff is seeking judgement of absolute divorce.

You are required to make defense to such pleading no later than the 9th day of June 2025, which is 40 days from the first publication of this notice. Upon your failure to file a pleading by the above date, party seeking service against you will apply to the Court for the relief sought.

This the 17th day of April 2025.  
Shana R. Frances

May 1, 8, 15

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

QUIET TITLE  
JAMES GARCIA

Plaintiff

vs.

JOSE L. RUIZ a/k/a JOSE LUIS  
RUIZ a/k/a JOSE L. RUIZ  
RODRIGUEZ, deceased, his heirs  
and assigns

Defendants

**NO.: C-48-CV-2025-03115**

NOTICE

You have been sued in Court. If you wish to defend against the claims set fourth in the following pages, you must take action within twenty (20) days after this Complaint is served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or 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 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 (ARIS)  
P.O. Box 4733  
Easton, PA 18042  
(610) 258-6333

PAUL J. BENDER, ESQUIRE  
I.D. Number 206585  
BENNER & TROVATO  
Attorneys For Plaintiff  
James Garcia

2005 City Line Road  
Bethlehem, PA 18017  
(610) 867-3900

May 1

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

CIVIL ACTION

FIRST COMMONWEALTH

FEDERAL CREDIT UNION

Plaintiff

v.

CHRISTOPHER CHARLES ROCHE

Defendant

**NO.: C-48-CV-2024-10836**

TO: DEFENDANT CHRISTOPHER  
CHARLES ROCHE

NOTICE

TAKE NOTICE THAT First Commonwealth Federal Credit Union has filed a Complaint in the aforesaid Court at the above docket number seeking damages in excess of \$12,000.

If you wish to defend, you must take action within twenty (20) days, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the pleading or for any other claim or 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 SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

LAWYER REFERRAL SERVICE

P.O. Box 4733

Easton, PA 18042-4733

Telephone: (610) 258-6333

MICHAEL R. NESFEDER,

ESQUIRE

I.D. No. 49563

FITZPATRICK LENTZ &

BUBBA, P.C.

Attorneys for Plaintiff

645 W. Hamilton Street

Suite 800

Allentown, PA 18101

May 1

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

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on MAY 9, 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-2014-00296**

**(#24 MAY/2025)**

NORTHAMPTON AREA

SCHOOL DISTRICT

vs.

CYNTHIA TRANSUE

**Property Address:**

1178 West Stateside Drive,  
Danielsville, PA 18038

**UPI/Tax Parcel Number:**

H3/13/7C/0516



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

TITLE TO SAID PREMISES is vested in Cynthia Transue by deed from David Gogel, said deed recorded on October 1, 2010, in the Northampton County Recorder of Deeds office in Book 2010-1 at page 197893.

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

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**No. C-48-CV-2016-09703**  
**(#22 MAY/2025)**

NORTHAMPTON AREA SCHOOL  
DISTRICT

vs.

CHRISTOPHER J. WEISS

***Property Address:***

4240 Lehigh Drive, Walnutport,  
PA 18088

***UPI/Tax Parcel Number:***  
J3/10/8A/0516

ALL THAT CERTAIN lot and tenement situated in Lehigh Township, Northampton County, Pennsylvania, bounded and described according to a survey dated September 20, 1966, by David W. Dotter, P.E.

TITLE TO SAID PREMISES is vested in Edward C. Weiss and Christopher J. Weiss by deed from Thomas L. Kemmerer and Roberta Kemmerer, said deed recorded on June 4, 2010, in the Northampton County Recorder of Deeds office in Book 2010-1 at page 108086. The said Edward C. Weiss departed this life on September 12, 2015, whereby title became vested solely in Christopher J. Weiss.

THEREON BEING ERECTED a commercial two-car auto garage/body shop with block exterior and flat roof.

**No. C-48-CV-2020-05019**  
**(#27 MAY/2025)**

NORTHAMPTON AREA SCHOOL  
DISTRICT

vs.

ANGEL L. CORREA, JR.

***Property Address:***

710 Main Street, Northampton, PA  
18067

***UPI/Tax Parcel Number:***  
M4NW3B/2/31/0522

ALL THAT CERTAIN lot or piece of ground, with the frame dwelling thereon, situate in the Third Ward of Northampton Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Angel L. Correa, Jr., by deed from Kevin L. Schaffer, said deed recorded on December 9, 2016, in the Northampton County Recorder of Deeds office in Book 2016-1 at page 268882.

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

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**No. C-48-CV-2022-05887**  
**(#10 MAY/2025)**

TOWNSHIP OF PALMER

vs.

JOSEPH P. D'IMPERIO,  
MARGARET M. D'IMPERIO

***Property Address:***

2327 Park Avenue, Easton, PA  
18045

***UPI/Tax Parcel Number:***  
L8NE3/7/8/0324

ALL THAT CERTAIN lot or piece of ground situate in Palmer Township, Northampton County, Pennsylvania, lying on the north side of the public road leading from Seipsville to Bushkill Park and being designated as Lot No. 141 on a Plan of Lots of Parkwood, Section B, drawn by Walter F. Auch, C.E., and dated October 22, 1927.

TITLE TO SAID PREMISES is vested in Joseph P. D'Imperio and Margaret M. D'Imperio, husband and wife, by deed from Joseph P. D'Imperio and Margaret M. Koskey, now by marriage Margaret M. D'Imperio, said deed recorded on March 15, 2002, in the Northampton County Recorder of Deeds office in Book 2002-1 at page 070751.

THEREON BEING ERECTED a two-story single residential dwelling with combination aluminum siding/stone exterior and shingle roof.

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**No. C-48-CV-2022-07431**  
**(#9 MAY/2025)**

BETHLEHEM AREA SCHOOL  
DISTRICT

vs.

MICHAEL J. KIEFER

***Property Address:***

405 Chestnut Street, Freemans-  
burg, PA 18017

***UPI/Tax Parcel Number:***

N7SW3D/8/2/0212

ALL THAT CERTAIN message, tract or piece of land situate on the east side of Chestnut Street in Freemansburg Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Michael J. Kiefer by deed from Andrew P. Cain and Wendy Lynn Cain, said deed recorded on October 29, 2018, in the Northampton County Recorder of Deeds office in Book 2018-1 at page 231177.

THEREON BEING ERECTED a two-story residential row home with vinyl siding and shingle roof.

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**No. C-48-CV-2023-00935**  
**(#3 MAY/2025)**

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

vs.

DAREN J. ALBANESE a/k/a  
DAREN ALBANESE,  
CATHERINE Y. ALBANESE a/k/a  
CATHERIN ALBANESE

***Property Address:***

2147 Terry Road, Nazareth, PA  
18064

***UPI/Tax Parcel Number:***

J6/14/2-10/0520

ALL THAT CERTAIN part or parcel of land located in Moore Township, Northampton County, Pennsylvania, and shown as Lot 10 on the plans of Pheasant Ridge Estate, said plans prepared by Benchmark Civil Engineering Services, Inc., dated May 12, 2000, last revised June 18, 2001, and recorded August 30, 2001, in Map Book 2001-5 at page 240.

TITLE TO SAID PREMISES is vested in Daren J. Albanese and Catherine Y. Albanese, husband and wife, by deed from Marc Kranson and Geassan Youwakim, co-partners trading as Kranson & Youwakim Properties, said deed recorded on April 4, 2003, in the Northampton County Recorder of Deeds office in Book 2003-1 at page 117370.

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

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**No. C-48-CV-2023-01126**  
**(#30 MAY/2025)**

U.S. BANK NATIONAL  
ASSOCIATION ET AL.

vs.

KAYLA ERIN MACKEWEN,  
ESTATE OF KATHY A.  
MACKEWEN, DECEASED

***Property Address:***

1216 Minsi Trail Street, Bethlehem,  
PA 18018

**UPI/Tax Parcel Number:**

N6SE3B/12/15/0204

ALL THAT CERTAIN messuage or tenement and lot or piece of land situate in Bethlehem City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Kayla Erin Mackewen by deed from Kayla Erin Mackewen, Administratrix of the Estate of Kathy A. Mackewen, deceased, said deed recorded on January 29, 2020, in the Northampton County Recorder of Deeds office in Book 2020-1 at page 021144.

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

**No. C-48-CV-2023-03028****(#2 MAY/2025)**

U.S. BANK TRUST NATIONAL  
ASSOCIATION ET AL.

vs.

JOSEPH M. GERENCSEK, JR.,  
APRIL GERENCSEK

**Property Address:**

2032 Livingston Street, Bethlehem,  
PA 18017

**UPI/Tax Parcel Number:**

N7NW4C/14/9/0204

ALL THAT CERTAIN lot or piece of ground, with the improvements thereon erected, situate in Bethlehem City, Northampton County, Pennsylvania, numbered as Lots 1075, 1076, 1077 and 1078 on plan of "Bethlehem View Tract" as recorded in Map Book 7 at page 31.

TITLE TO SAID PREMISES is vested in Joseph M. Gerencsek, Jr., and April Gerencsek, husband and wife, by deed from Joseph M. Gerencsek a/k/a Joseph M. Gerencsek, Jr., and April Jordan, now known as April Gerencsek, husband

and wife, said deed recorded on March 29, 1996, in the Northampton County Recorder of Deeds office in Book 1996-1 at page 027658.

THEREON BEING ERECTED a one-story ranch-style single residential dwelling with combination vinyl siding/stucco exterior, shingle roof and detached one-car garage.

**No. C-48-CV-2023-03909****(#14 MAY/2025)**

CROSSCOUNTRY MORTGAGE,  
LLC

vs.

EDWARD MILAN,  
MARYANN MILAN

**Property Address:**

1306 Main Street, Northampton,  
PA 18067

**UPI/Tax Parcel Number:**

M4NW2A/8/14/0522

ALL THAT CERTAIN dwelling house, being the northern half of a double dwelling house, with the lot or ground thereunto belonging, situate on the west side of Main Street, between Thirteenth and Fourteenth Streets, in the Fourth Ward of Northampton Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Edward Milan and Maryann Milan, husband and wife, by deed from Kevin M. Schubert and Jamie L. Snyder, husband and wife, said deed recorded on October 13, 2020, in the Northampton County Recorder of Deeds office in Book 2020-1 at page 264941.

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

**No. C-48-CV-2023-04048****(#31 MAY/2025)**

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 012379. The said Aurea Gulino departed this life on January 29, 2008, whereby title became vested solely in Sonia M. Gulino.

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

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**No. C-48-CV-2023-05632**

**(#7 MAY/2025)**

BETHLEHEM AREA SCHOOL  
DISTRICT

vs.

LEHIGH DIALOGUE CENTER

***Property Address:***

3833 Devonshire Road,  
Bethlehem, PA 18020

***UPI/Tax Parcel Number:***

M7/10/1-2/0205

ALL THAT CERTAIN tract of land situate in Bethlehem Township, Northampton County, Pennsylvania, and known as Lot 7, Block C of Devonshire Village as referenced in Subdivision Final Plan of Devonshire Village, recorded on 9/14/1977 in Plan Book 45 at page 24.

TITLE TO SAID PREMISES is vested in Lehigh Dialogue Center by deed from Risae H. Whitehead, said deed recorded on December 29, 2021, in the Northampton County Recorder of Deeds office in Book 2021-1 at page 460907.

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

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**No. C-48-CV-2023-07721**

**(#16 MAY/2025)**

NATIONSTAR MORTGAGE, LLC

vs.

UNKNOWN HEIRS OF ANTHONY  
D. SMITH, DECEASED

***Property Address:***

637 Mulberry Drive, Nazareth, PA  
18064

***UPI/Tax Parcel Number:***

K7/19/13-14/0418

ALL THAT CERTAIN tract or parcel of land situate in Lower Nazareth Township, Northampton County, Pennsylvania, and being Lot No. 14 as described according to a plan entitled "Final Record Plan, Fields at Trio Farms, Phase II", last dated January 24, 2013, and prepared by Cowan Associates, Inc.

TITLE TO SAID PREMISES is vested in Anthony D. Smith by deed from Kay Trio, LLC, said deed recorded on August 26, 2014, in the Northampton County Recorder of Deeds office in Book 2014-1 at page 146320. The said Anthony D. Smith departed this life on March 1, 2020.

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

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**No. C-48-CV-2023-10016**

**(#29 MAY/2025)**

FIRST COMMONWEALTH  
FEDERAL CREDIT UNION

vs.

SAVANNAH LANDIS NORTH,  
ADMINISTRATRIX OF THE ESTATE  
OF SAMUEL W. NORTH

***Property Address:***

101 Independence Court,  
Bethlehem, PA 18020

***UPI/Tax Parcel Number:***

M7NE3/1/156/0205

ALL THAT CERTAIN unit designated as Unit RR-1, being a unit in the Penn's Farms Condominium, situate in Bethlehem Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Faye North and Samuel North by deed from Faye North, said deed recorded on December 20, 2004, in the Northampton County Recorder of Deeds office in Book 2004-1 page 490484. The said Faye North departed this life on August 27, 2022, whereby title became vested solely in Samuel North. And the said Samuel North died on February 21, 2023.

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

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**No. C-48-CV-2024-02803**

**(#15 MAY/2025)**

SELECT PORTFOLIO SERVICING,  
INC.

vs.

JOHN THOMAS SCHAEFFER  
a/k/a JOHN SCHAEFFER

***Property Address:***

1405 Bushkill Center Road,  
Nazareth, PA 18064

***UPI/Tax Parcel Number:***

G7/6/2-8/0406

ALL THAT CERTAIN piece or tract of land situate in Bushkill Township, Northampton County, Pennsylvania, and known as Lot 19 on Plan of Clearfield Manor Estates, which plan is recorded in Plan Book 44 at page 10.

TITLE TO SAID PREMISES is vested in John Thomas Schaeffer, married, by deed from James A. Gaillard, said deed recorded on May 1, 2008, in the Northampton County Recorder of Deeds office in Book 2008-1 at page 128675.

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

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**No. C-48-CV-2024-03441**

**(#19 MAY/2025)**

U.S. BANK TRUST NATIONAL  
ASSOCIATION ET AL.

vs.

DAVID M. VITOVITCH,  
TINA M. VITOVITCH

***Property Address:***

3331 Buckskin Lane, Danielsville,  
PA 18038

***UPI/Tax Parcel Number:***

H4/22/4C-18/0520

ALL THAT CERTAIN tract, piece or parcel of land being situate in Moore Township, Northampton County, Pennsylvania, and being Lot 18 as shown on the subdivision map of The Estates at Mink Hollow, recorded in Plat Book 2006-5 at page 795.

TITLE TO SAID PREMISES is vested in David M. Vitovitch and Tina M. Vitovitch by deed from S & S Home Builders, Inc., said deed recorded on August 23, 2007, in the Northampton County Recorder of Deeds office in Book 2007-1 at page 310872.

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

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**No. C-48-CV-2024-06222**

**(#1 MAY/2025)**

PENNSYLVANIA HOUSING  
FINANCE AGENCY

vs.

PHILIP T. CLINESE, CARA SCHAB

***Property Address:***

412 Washington Boulevard,  
Bangor, PA 18013

***UPI/Tax Parcel Number:***

F9NE1/6/8/0134

ALL THAT CERTAIN tract, piece  
or parcel of land situate in Washing-  
ton Township, Northampton County,  
Pennsylvania.

TITLE TO SAID PREMISES is  
vested in Philip Clinese and Cara  
Schab by deed from Colleen M.  
Angeline, said deed recorded on April  
6, 2011, in the Northampton County  
Recorder of Deeds office in Book  
2011-1 at page 074635.

THEREON BEING ERECTED a  
one-story ranch-style single residen-  
tial dwelling with masonry exterior,  
slate roof and attached one-car  
garage.

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**No. C-48-CV-2024-10483  
(#18 MAY/2025)**

U.S. BANK TRUST NATIONAL  
ASSOCIATION ET AL.

vs.

VALERIE A. DAVIS a/k/a  
VALERIE DAVIS

***Property Address:***

282 Iron Street, Easton, PA 18042

***UPI/Tax Parcel Number:***

L9SE4D/11/2B/0310

ALL THAT CERTAIN parcel of land  
situate in Easton City, Northampton  
County, Pennsylvania.

TITLE TO SAID PREMISES is  
vested in Valerie Davis by deed from  
Coba, Inc., said deed recorded on  
April 9, 2018, in the Northampton  
County Recorder of Deeds office in  
Book 2018-1 at page 066207.

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

A Schedule of Distribution will be  
filed by the Sheriff thirty days from  
the date of the sale and distribution  
will be made in accordance with the  
schedule unless exceptions are filed  
thereto within ten days from the date  
of filing the Schedule of Distribution.

CHRISTOPHER ZIEGER

Acting Sheriff

Northampton County,  
Pennsylvania

DAVID M. CERAUL, ESQUIRE  
Solicitor to the Sheriff

Apr. 17, 24; May 1