

**NOTICE TO NCBA MEMBERS – BAR NEWS**

**Save the Dates**

Sept. 22-24      Bench Bar Conference  
                            Mayflower Hotel, Washington, D.C.

**2022 Northampton County Bar Association Directory of Attorneys**

The new Directories were mailed out recently. Additional copies may be purchased for members and their office staff. The cost is \$5.00 per book. If you would like to order additional copies, please call the NCBA Office.

Opportunity is missed by most people because it is dressed in overalls and looks like work. ~ Thomas Edison

**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****DALES, THOMAS V.,** dec'd.

Late of the Township of Bethlehem, Northampton County, PA  
 Executor: Kenneth T. Dales 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

**DRONEY, BERNARD EARL,** dec'd.

Late of Bethlehem, Northampton County, PA  
 Executrix: Michele Marie Turner 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

**HAFNER, CAROL ELEANOR,** dec'd.

Late of Bethlehem, Northampton County, PA

Executor: Wayne Thomas Serfass 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

**RONNEBERG, JANE RUTH,** dec'd.

Late of the City of Bethlehem, Northampton County, PA

Administratrix: Susan Kaczmarek c/o Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045

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

**TRAUTLEIN, MARY R.,** dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executrix: Katherine Trautlein, c/o Dolores A. Laputka, Esquire, Norris McLaughlin, P.A., 515 West Hamilton Street, Suite 502, Allentown, PA 18101

Attorneys: Dolores A. Laputka, Esquire, Norris McLaughlin, P.A., 515 West Hamilton Street, Suite 502, Allentown, PA 18101

**TYBURCZY, DORIS ANN a/k/a DORIS A. TYBURCZY,** dec'd.

Late of Nazareth, Northampton County, PA

Executrix: Shannon Katharine Tyburczy c/o Sean B. Patton, Esquire, Schoffstall Elder Law, 2987 Corporate Court, Suite 200, Orefield, PA 18069

Attorneys: Sean B. Patton, Esquire, Schoffstall Elder Law, 2987 Corporate Court, Suite 200, Orefield, PA 18069

**VACA SANDOVAL, ANIBAL ALBERTO**, dec'd.

Late of Bethlehem, Northampton County, PA

Executrix: Rosa Argentina Quimi Yagual c/o Bohdan J. Zelechiwsky, Esquire, Zelechiwsky Law Office, LLC, 527 Hamilton Street, Allentown, PA 18101

Attorneys: Bohdan J. Zelechiwsky, Esquire, Zelechiwsky Law Office, LLC, 527 Hamilton Street, Allentown, PA 18101

**VOLKERT, RUTH C.**, dec'd.

Late of Williams Township, Northampton County, PA

Executrix: Ms. Jacquelyn Delong c/o Robert A. Nitchkey, Jr., Esquire, Hemstreet, Nitchkey & Freidl, 730 Washington Street, Easton, PA 18042

Attorneys: Robert A. Nitchkey, Jr., Esquire, Hemstreet, Nitchkey & Freidl, 730 Washington Street, Easton, PA 18042

**WARMINSKY, STEPHANIE W.**, dec'd.

Late of Hanover Township, Northampton County, PA

Executor: Shaun M. Powell 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

**WEIS, MARY J.**, dec'd.

Late of the Township of Lower Macungie, Lehigh County, PA

Executor: Paul Robert Weis, Jr. c/o Judith A. Harris, Esquire, Norris McLaughlin, P.A., 515 West Hamilton Street, Suite 502, Allentown, PA 18101

Attorneys: Judith A. Harris, Esquire, Norris McLaughlin, P.A., 515 West Hamilton Street, Suite 502, Allentown, PA 18101

**SECOND PUBLICATION****AMATO, ANTHONY FRANCIS**, dec'd.

Late of the City of Easton, Northampton County, PA

Executor: Ricky Michael Amato c/o Joseph A. Corpora, III, Esquire, Santander Bank Building, 100 North Third Street, Suite 502, Easton, PA 18042

Attorney: Joseph A. Corpora, III, Esquire, Santander Bank Building, 100 North Third Street, Suite 502, Easton, PA 18042

**BURNS, GENE G.**, dec'd.

Late of the Township of Moore, Northampton County, PA

Administrator: Faron W. Burns, 2215 Whitehead Road, Nazareth, PA 18064

Attorneys: Neil D. Ettinger, Esquire, Ettinger & Associates LLC, Peachtree Office Plaza, 1815 Schadt Avenue, Ste. #4, Whitehall, PA 18052

**D'ALESSANDRO, EILEEN K. a / k / a EILEEN K. D'ALESSANDRO-LYNCH**, dec'd.

Late of the City of Bethlehem, Northampton County, PA

Administrator: John James Lynch c/o Vivian I. Zumas, Esquire, 742 Main Street, Bethlehem, PA 18018

Attorney: Vivian I. Zumas, Esquire, 742 Main Street, Bethlehem, PA 18018

**EILER, JANE B.**, dec'd.

Late of Nazareth, Northampton County, PA

Executrix: Sally Eiler Cordova  
c/o David B. Shulman, Esquire,  
Shulman Law Office PC, 1935  
Center Street, Northampton, PA  
18067

Attorneys: David B. Shulman,  
Esquire, Shulman Law Office PC,  
1935 Center Street, North-  
ampton, PA 18067

**FRANKENFIELD, AVONNE  
EVELYN**, dec'd.

Late of Bethlehem, Northampton  
County, PA

Executrix: Jane Frankenfield  
Weber 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

**HECK, SALLY SOMERS**, dec'd.

Late of the City of Easton, North-  
ampton County, PA

Executor: George Harris Heck  
c/o Kevin F. Danyi, Esquire,  
Danyi Law, P.C., 133 East Broad  
Street, Bethlehem, PA 18018

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

**HILLIARD, JEANETTE RACHEL**,  
dec'd.

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

Executor: Dale E. Rothrock c/o  
David J. Ceraul, Esquire 22  
Market Street, P.O. Box 19,  
Bangor, PA 18013-0019

Attorney: David J. Ceraul,  
Esquire 22 Market Street, P.O.  
Box 19, Bangor, PA 18013-0019

**HIMLER, DONALD W.**, dec'd.

Late of the City of Bethlehem,  
Northampton County, PA

Co-Executors: Eric D. Himler,  
Scott D. Himler and Stacey L.  
Himler 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

**HOLMES, DOMENICA M.**, dec'd.

Late of Northampton County, PA  
Executrix: Lisa A. Holmes c/o  
Leonard M. Mellon, Esquire, 151  
South 7th Street, Easton, PA  
18042

Attorney: Leonard M. Mellon,  
Esquire, 151 South 7th Street,  
Easton, PA 18042

**KEMP, MARY LORRAINE a/k/a  
MARY L. KEMP**, dec'd.

Late of Palmer Township, North-  
ampton County, PA

Executor: Gregory A. Kemp, Sr.  
c/o Jon A. Swartz, Esquire,  
Prokup & Swartz, 7736 Main  
Street, Fogelsville, PA 18051

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

**KONDASH, JAMES PAUL**, dec'd.

Late of the City of Bethlehem,  
Northampton County, PA

Executor: George Joseph  
Kondash c/o Ellen M. Kraft,  
Esquire, 4510 Bath Pike, Suite  
201, Bethlehem, PA 18017-9265

Attorney: Ellen M. Kraft, Esquire,  
4510 Bath Pike, Suite 201,  
Bethlehem, PA 18017-9265

**KRAUSE, JACOB S.**, dec'd.

Late of the Borough of Bangor,  
Northampton County, PA

Co-Administrators: Nikolas S.  
Krause and Kathy Smith 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

**LLOYD, FRIEDA**, dec'd.

Late of the Township of Washington, Northampton County, PA

Executrix: Diana A. Lloyd

Attorneys: Alan B. McFall, Esquire, McFall Law, LLC, 31 West First Street, Suite J, Wind Gap, PA 18091

**McGARRY, ANN T.**, dec'd.

Late of Bethlehem, Northampton County, PA

Executor: Joan D. Brosious c/o Joseph P. Yannuzzi, Esquire, 211 W. Broad Street, Bethlehem, PA 18018-5517

Attorney: Joseph P. Yannuzzi, Esquire, 211 W. Broad Street, Bethlehem, PA 18018-5517

**NEIMILLER, VERNA E.**, dec'd.

Late of Upper Nazareth Township, Northampton County, PA

Co-Executors: Harry R. Brodhead and Nelson P. Brodhead c/o John M. Ashcraft, III, Esquire, 20 North 5th Street, Suite #1, Emmaus, PA 18049-2406

Attorney: John M. Ashcraft, III, Esquire, 20 North 5th Street, Suite #1, Emmaus, PA 18049-2406

**O'HARA, EUGENE RICHARD**, dec'd.

Late of Northampton Borough, Northampton County, PA

Executrix: Evelyn Joyce O'Hara, 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

**RISSMILLER, GARY ROBERT**, dec'd.

Late of Bethlehem Township, Northampton County, PA

Executor: Tyson Gary Rissmiller 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

**SPAULDING, JANET ELEANOR a/k/a JANET T. SPAULDING**, dec'd.

Late of Palmer Township, Northampton County, PA

Executor: Edwin A. Quiambao c/o Fitzpatrick Lentz & Bubba, P.C., Two City Center, 645 W. Hamilton Street, Suite 800, Allentown, PA 18101

Attorneys: Fitzpatrick Lentz & Bubba, P.C., Two City Center, 645 W. Hamilton Street, Suite 800, Allentown, PA 18101

**VARGA, ANNE MARIE**, dec'd.

Late of the City of Bethlehem, Northampton County, PA

Administrator: Ladislav Varga c/o Richard Eugene Santee, Esquire, Shay, Santee, Kelhart & Deschler, LLC, 44 E. Broad Street, Suite 210, Bethlehem, PA 18018

Attorneys: Richard Eugene Santee, Esquire, Shay, Santee, Kelhart & Deschler, LLC, 44 E. Broad Street, Suite 210, Bethlehem, PA 18018

**VOORTMAN, INA C.**, dec'd.

Late of Bethlehem, Northampton County, PA

The Ina C. Voortman Irrevocable Trust Agreement

Settlor: Ina C. Voortman

Trustee: James E. Voortman c/o Keith W. Strohl, Esquire, Steckel and Stopp LLC, 125 South Walnut Street, Suite 210, Slatington, PA 18080

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

**WAGNER, CHARLES R.**, dec'd.

Late of the Borough of Nazareth, Northampton County, PA

Executrices: Jill Stephanie Tilney and Gail Elizabeth Wagner 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

**WASHOCK, CARRIE S.**, dec'd.

Late of Plainfield Township, Northampton County, PA

Administrator: Colin R. Washock c/o Steven B. Molder, Esquire, 904 Lehigh St., Easton, PA 18042

Attorney: Steven B. Molder, Esquire, 904 Lehigh St., Easton, PA 18042

**YEZIERSKI, LEON EDWARD**, dec'd.

Late of the Township of Williams, Northampton County, PA

Executor: James Brett Morrow c/o Kristin M. Harvey, Esquire, Knafo Law Offices, LLC, 2740 Nazareth Rd., Easton, PA 18045

Attorneys: Kristin M. Harvey, Esquire, Knafo Law Offices, LLC, 2740 Nazareth Rd., Easton, PA 18045

**THIRD PUBLICATION****BASILE, SAL a/k/a SALVATORE BASILE**, dec'd.

Late of Northampton Borough, Northampton County, PA

Administratrix: Anna Basile, 936 Graystone Circle, Northampton, PA 18067

Attorney: Gary Neil Asteak, Esquire, 726 Walnut Street, Easton, PA 18042

**BUCKLAD, CARLA J.**, dec'd.

Late of the City of Bethlehem, Northampton County, PA

Administratrix: Athena Rosemarie Ferraro 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

**CROSSIELEE, M. JOHN a/k/a K. JOHN CROSSIELEE**, dec'd.

Late of Bethlehem, Northampton County, PA

Co-Executrices: Nancyann D. Young and Jennifer Sullivan c/o Daniel P. Sabetti, Esquire, Sabetti Law Offices, 224 West Broad Street, Bethlehem, PA 18018

Attorneys: Daniel P. Sabetti, Esquire, Sabetti Law Offices, 224 West Broad Street, Bethlehem, PA 18018

**EDRIS, ROBERT L.**, dec'd.

Late of the Borough of Hellertown, Northampton County, PA

Executor: Keirstan G. Edris c/o Goudsouzian & Associates, 2940

William Penn Highway, Easton,  
PA 18045

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

**GEKLINSKI, JOSEPH, JR.,** dec'd.

Late of the Borough of  
Walnutport, Northampton  
County, PA

Executrix: Rosemarie Ross 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

**GLYNN, MICHAEL PATRICK,**  
dec'd.

Late of Easton, Northampton  
County, PA

Executrix: Mary Ann Glynn 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

**KICHLINE, LARRY M.,** dec'd.

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

Executor: Kyle Devin Kichline  
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

**PRICE, DAWN L. a/k/a DAWN L.  
WILSON a/k/a DAWN WILSON  
PRICE,** dec'd.

Late of Williams Township,  
Northampton County, PA

Executrix: Terrye L. Armstrong  
c/o R. Thomas Murphy, Esquire,  
R. Thomas Murphy & Associates,  
P.C., 237 E. Queen Street,  
Chambersburg, PA 17201

Attorneys: R. Thomas Murphy,  
Esquire, R. Thomas Murphy &  
Associates, P.C., 237 E. Queen  
Street, Chambersburg, PA 17201

**PUGLIESI, ANTHONY J.,** dec'd.

Late of Williams Township,  
Northampton County, PA

Administrator: John Edward  
Pugliesi, 410 Wood Avenue  
North, Pen Argyl, PA 18072

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

**RICKOSKI, DIANE,** dec'd.

Late of the Borough of Wilson,  
Northampton County, PA

Executrix: Heather Diane  
Rickoski c/o Theodore R. Lewis,  
Esquire, Lewis and Walters, 46  
S. 4th Street, P.O. Box A, Easton,  
PA 18044-2099

Attorneys: Theodore R. Lewis,  
Esquire, Lewis and Walters, 46  
S. 4th Street, P.O. Box A, Easton,  
PA 18044-2099

**SMITH, KAREN E.,** dec'd.

Late of Forks Township, North-  
ampton County, PA

Irrevocable Grantor Trust dtd.  
04/09/2008

Settlor: Karen E. Smith

Trustee: Kimberly S. Harvey 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

**STOCKER, BETTY JANE F.,** dec'd.

Late of the Township of Forks, Northampton County, PA

Executrix: Kathy Ann Carlson c/o Theresa Hogan, Esquire,

Attorney-at-Law, 340 Spring Garden Street, Easton, PA 18042

Attorney: Theresa Hogan, Esquire, Attorney-at-Law, 340

Spring Garden Street, Easton, PA 18042

**FICTITIOUS NAME**

**REGISTRATION NOTICES**

NOTICE IS HEREBY GIVEN that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on July 30, 2022 for:

**NICOLE'S SPEECH STUDIO**

located at: 180 Nazareth Drive, Nazareth, PA 18064.

The name(s) and address(es) of the persons/entities owning or interested in said business is (are): Nicole Dischinat, 180 Nazareth Drive, Nazareth, PA 18064. This was filed in accordance with 54 Pa. C.S. 311.

Sept. 1

**SPOTLESS AUTO WORKS**

a newly formed PA business, hereby gives notice of formation with the PA Department of State under the PA Business Corporation Law of 1988. Approved June 27, 2022.

Shawn Kichline

3036 Rambeau Rd.

Bethlehem, PA 18020

(484) 226-0270

Sept. 1

**CORPORATE FICTITIOUS NAME**

**REGISTRATION NOTICE**

NOTICE IS HEREBY GIVEN pursuant to the provisions of the Fictitious Names Act that an applica-

tion for registration of a fictitious name was filed in the Office of the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the fictitious name of:

**RESTORED WELLNESS**

with its principal place of business at: 412 Heyer Mill Road, Nazareth, Pennsylvania 18064.

The name and address of the entity which is party to the registration are: Dr. Maria Aumick, LLC, a Pennsylvania Limited Liability Company with registered office address of 412 Heyer Mill Road, Nazareth, Pennsylvania 18064. The application was filed on October 26, 2021.

DONALD G. KARPOWICH,  
ESQUIRE

85 Drasher Road  
Drums, PA 18222  
(570) 788-6647

Sept. 1

**LIMITED LIABILITY  
COMPANY NOTICE**

NOTICE IS HEREBY GIVEN that a Certificate of Organization for a Domestic Limited Liability Company has been filed with the Department of State of the Commonwealth of Pennsylvania on August 19, 2022, at Harrisburg, Pennsylvania for the purposes of obtaining a Certificate of Organization of a proposed Domestic Limited Liability Company to be organized under the provisions of the Pennsylvania Limited Liability Company Law of 1994, 15 Pa. C.S. §8901 et seq., and any successor statute as amended from time to time.

The name of the Limited Liability Company is:

**BETHLEHEM FILM  
STUDIOS, LLC**



Christopher T. Spadoni, Esquire  
Pa. ID No. 24817  
1413 Easton Avenue  
P.O. Box 522  
Bethlehem, PA 18016-1409

Sept. 1

**NOTICE FOR CHANGE OF NAME**

NOTICE IS HEREBY GIVEN that on August 16, 2022, the Petition of Scott Kupec and Rachel Hall was filed in the Northampton County Court of Common Pleas at No. C-48-CV-2022-005638 seeking to change the name of their minor child from Finn Emerson Kupec to Finnegan McGehan Kupec. The court has fixed Tuesday, September 20, 2022 at 10:00 a.m. in Motions Court at the Northampton County Courthouse as the date for the hearing of the Petition. All persons interested in the proposed change of name may appear and show cause, if any they have, why the prayer of the Petitioner should not be granted.

Sept. 1

**NOTICE FOR CHANGE OF NAME**

NOTICE IS HEREBY GIVEN that a petition of Ana Iris Morales was filed on August 24 in the Northampton County Court of Common Pleas at No. C-48-CV-2022-005843 seeking to change the name of petitioner from Ana Iris Morales to Ana Iris Guillen. A hearing on the petition will be held September 28, 2022 at 9 a.m. at the Northampton County Courthouse, at which time any persons interested may attend and show cause, if any, why the petition should not be granted.

Sept. 1

**NOTICE FOR CHANGE OF NAME**

NOTICE IS HEREBY GIVEN that on August 18, 2022, the Petition of Holly Reinhart was filed in Northampton County Court of Common Pleas

at No. CV-2022-5708, seeking to change the name of Petitioner from Holly Reinhart to Binx Reinhart. The Court has fixed Tuesday, October 4, 2022 at 10:00 a.m., in Motions Court at the Northampton County Courthouse as the date for hearing of the Petition. All persons interested in the proposed change of name may appear and show cause, if any they have, why the prayer of the Petitioner should not be granted.

Sept. 1

**COURT OF COMMON PLEAS—  
NORTHAMPTON COUNTY,  
PENNSYLVANIA**

City of Bethlehem  
vs.

Saul Nieves Santiago

**NO. C48CV-2021-00630**

Notice is given that the above was named as Defendant in a civil action by Plaintiff to recover 2019-2020 water and sewer fees for property located at 740 E. Fairview Street, Bethlehem, PA, Tax Parcel #N6SE3C 192. An Amended Writ of Scire Facias for \$1,366.61 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered. 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 Plaintiff. You may lose money, 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.

Northampton County  
Lawyer Referral  
P.O. Box 4733  
Easton, PA 18043-4733  
(610) 258-6333

PORTNOFF LAW ASSOC., LTD.  
P.O. Box 391  
Norristown, PA 19404-0391  
(866) 211-9466

Aug. 25; Sept. 1, 8

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

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on September 9, 2022 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-2015-10861**

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

vs.

CRYSTAL L. GARCIA,  
JOSE D. GARCIA

**Property Address:**

211 1/2 CLEARFIELD STREET,  
FREEMANSBURG, PA 18017

**UPI/Tax Parcel Number:**

P7NW2A/3/33/0212

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

TITLE TO SAID PREMISES is vested in Jose Garcia and Crystal L. Garcia by deed from William S. Makuvek, Jr., a single man, said deed recorded on May 6, 2006, in the Northampton County Recorder of Deeds Office in Book 2004-1 at page 170469.

THEREON BEING ERECTED a two-story residential row home with stucco exterior and shingle roof.

**No. C-48-CV-2016-02293**

JPMORGAN CHASE BANK,  
NATIONAL ASSOCIATION

vs.

NORRIS B. BENNING

**Property Address:**

3796 STEVENS COURT,  
BANGOR, PA 18013

**UPI/Tax Parcel Number:**

F10/5/14B-6/0117

ALL THAT CERTAIN lot, piece or parcel of land situate in Lower Mount Bethel Township, Northampton County, Pennsylvania, shown as Lot No. 7 of Wil-or-El Subdivision according to Drawing 87D1810 as prepared by Joseph E. Policelli, professional land surveyor.

TITLE TO SAID PREMISES is vested in Norris B. Benning, unmarried, by deed from Federal National Mortgage Association, said deed recorded on August 30, 2012, in the Northampton County Recorder of Deeds Office in Book 2012-1 at page 205765.

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

**No. C-48-CV-2017-02175**

BRANCH BANKING & TRUST  
COMPANY ET AL.

vs.

MIRIAM A. PETRESKY

**Property Address:** 1716 5TH STREET, BETHLEHEM, PA 18020-6521

**UPI/Tax Parcel Number:**  
N7NE4/52/7/0205

ALL THOSE CERTAIN lots and pieces of land, with message erected thereon, situate in Bethlehem Township, Northampton County, Pennsylvania, being Lots 10, 11, 12, 13, 14 and 15 in Block 12 on Plan of Lots of Prospect Heights, said Plan recorded in the Northampton County Recorder of Deeds Office in Map Book 3 at page 16.

TITLE TO SAID PREMISES is vested in Miriam A. Petresky by deed from Jambeth Investments, LLC, said deed recorded on September 10, 2004, in the Northampton County Recorder of Deeds Office in Book 2004-1 at page 354552.

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

**No. C-48-CV-2018-04698**

NORTHERN LEHIGH  
SCHOOL DISTRICT

vs.

DENNIS E. EVERT,  
DIANNA L. EVERT

**Property Address:**

300 WILLIAMS AVENUE,  
WALNUTPORT, PA 18088

**UPI/Tax Parcel Number:**  
J2SW1B/7/1/1033

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

TITLE TO SAID PREMISES is vested in Dennis E. Evert and Dianna L. Evert, husband and wife, by deed from Ethel I. Bisko and George Bisko, her husband, and Earl J. Evert and Millie F. Evert, husband and wife, said deed recorded on May 14, 1993, in

the Northampton County Recorder of Deeds Office in Book 895 at page 502.

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

**No. C-48-CV-2018-04801**

CITIMORTGAGE, INC.

vs.

MARIA MANGUAL

**Property Address:** 975 RAMBLEWOOD LANE, BETHLEHEM, PA 18017

**UPI/Tax Parcel Number:**  
N7/2/25/0212

ALL THAT CERTAIN tract of land located in Freemansburg Borough, Northampton County, Pennsylvania, being Lot No. 36 as shown on the "Development Plan Final" of Eastgate Townhomes, Sheet 1 of 8, Project No. 460-01, dated August 30, 1988, last revised March 13, 1989, prepared by F & M Associates, Inc., and recorded June 9, 1989, in the Northampton County Recorder of Deeds Office in Map Book 89 at page 86.

TITLE TO SAID PREMISES is vested in Maria Mangual by deed from Ramblewood Partners of Bethlehem, L.P., said deed recorded on April 30, 2002, in the Northampton County Recorder of Deeds Office in Book 2002-1 at page 112117.

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

**No. C-48-CV-2018-05756**

CITY OF EASTON

vs.

SCHWANDA R. EVANS

**Property Address:**

829 SPRING GARDEN STREET,  
EASTON, PA 18042-3374

**UPI/Tax Parcel Number:**  
L9NE4C/20/2/0310

ALL THAT CERTAIN lot or piece of land, with the improvements thereon erected, situate on the north side of Spring Garden Street in Easton City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Schwanda R. Evans by deed from Lehigh Landholdings, Inc., said deed recorded on August 9, 2004, in the Northampton County Recorder of Deeds Office in Book 2004-1 at page 310065.

THEREON BEING ERECTED a two-story residential row home with aluminum siding and wood exterior, shingle roof and detached one-car garage.

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**No. C-48-CV-2018-11508**

PENNSYLVANIA HOUSING  
FINANCE AGENCY

vs.

MICHAEL A. HOUPTLEY

**Property Address:**

537 SOUTH GREEN STREET,  
NAZARETH, PA 18064

**UPI/Tax Parcel Number:**

K7NE2A/1/16/0421

ALL THAT CERTAIN tract or parcel of land situate in Nazareth Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Michael A. Houptley by deed from Steven Faustner and Patricia Faustner, husband and wife, said deed recorded on February 2, 2018, in the Northampton County Recorder of Deeds Office in Book 2018-1 at page 021754.

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

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**No. C-48-CV-2018-12034**

USAA FEDERAL SAVINGS BANK

vs.

CHARLES WAGNER,  
KRISTINE WAGNER

**Property Address:**

1331 DEER PATH DRIVE,  
WALNUTPORT, PA 18088

**UPI/Tax Parcel Number:**

H3NW1/5/1/0516

ALL THAT CERTAIN piece, parcel or tract of land, with the improvements thereon erected, situate on the northwest side of Deer Path Drive in Lehigh Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Charles Wagner and Kristine Wagner by deed from 0229 Ventures, LLC, said deed recorded on January 6, 2015, in the Northampton County Recorder of Deeds Office in Book 2015-1 at page 2677.

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

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**No. C-48-CV-2019-05961**

CITY OF EASTON

vs.

CHERYL ARMBRUST, JOHN  
ROBERT JACOB TERRACIANO

**Property Address:** 317  
BROADHEAD STREET, EASTON, PA  
18042

**UPI/Tax Parcel Number:**

L9NE2C/12/17/0310

ALL THAT CERTAIN message, tenement and lot of ground situate in Easton City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Cheryl Armbrust and John Robert Jacob Terraciano, joint tenants with the right of survivorship and not as tenants in common, by deed from Ruth Ann Young Cookson, Executrix of the Estate of Beryl E. Young, said deed recorded on November 12, 2014, in the Northampton County Recorder of Deeds Office in Book 2014-1 at page 198976.

THEREON BEING ERECTED a two-story residential row home with aluminum siding, shingle roof and detached garage.

**No. C-48-CV-2019-09198**

MIDFIRST BANK

vs.

ANTHONY BALDELLI a/k/a  
ANTHONY BALDELLI, JR.

**Property Address:**

1335 SPRUCE STREET, EASTON,  
PA 18042

**UPI/Tax Parcel Number:**

L9SW2C/12/17/0310

ALL THAT CERTAIN frame message, tenement, lot or piece of land situate in the Eighth Ward of Easton City, Northampton County, Pennsylvania, being the eastern one-half of a double frame dwelling house.

TITLE TO SAID PREMISES is vested in Anthony Baldelli, Jr., by deed from Raju Vikram, said deed recorded on July 31, 2018, in the Northampton County Recorder of Deeds Office in Book 2018-1 at page 161328.

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

**No. C-48-CV-2020-04789**

TOWNSHIP OF BETHLEHEM

vs.

RAYMOND HERNANDEZ,  
HARRY MORONTA

**Property Address:**

4106 SAPPHIRE LANE,  
BETHLEHEM, PA 18020-7746

**UPI/Tax Parcel Number:**

M7/17/3-270/0205

ALL THAT CERTAIN lot or parcel of land situate on the south side of Sapphire Lane in Bethlehem Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Raymond Hernandez and Harry Moronta, as joint tenants with right of survivorship and not as tenants in common, by deed from Angela C. DiVietro, said deed recorded on May 18, 2017, in the Northampton County Recorder of Deeds Office in Book 2017-1 at page 99977.

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

**No. C-48-CV-2020-04803**

TOWNSHIP OF BETHLEHEM

vs.

DAVID T. SPEARKO,  
DINA J. SPEARKO

**Property Address:**

1635 8TH STREET, BETHLEHEM,  
PA 18020-5821

**UPI/Tax Parcel Number:**

N7SE1/6/3/0205

ALL THAT CERTAIN tract of land situate on the west side of Eight Street in Bethlehem Township, Northampton County, Pennsylvania, as shown on the Final Plan/Lot Line Adjustment Plan for Dorothy Retter prepared by Base Engineering, Inc., no. 2001185-01 Rev. 1, recorded in Plan Book 2002-5 at page 60.

TITLE TO SAID PREMISES is vested in David T. Spearko and Dina J. Spearko, husband and wife, by deed from Dorothy M. Retter, by Kathleen R. Sipler, her agent by Power-of-Attorney dated July 16, 2022, said deed recorded on December 30, 2002, in the Northampton County Recorder of Deeds Office in Book 2002-1 at page 368569.

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

**No. C-48-CV-2021-00495**

CITY OF EASTON

vs.

FRANKLIN L. KLEINTOP, III

**Property Address:**1012 WEST WILKES BARRE  
STREET, EASTON, PA 18042-6380**UPI/Tax Parcel Number:**

M9NE1A/1/19/0310

ALL THAT CERTAIN frame message, tenement and lot or piece of land situated on the south side of West Wilkes Barre Street in Easton City, Northampton County, Pennsylvania, being the western half of lot marked No. 12 on a plan or plot of lots as laid out by James McKeen.

TITLE TO SAID PREMISES is vested in Franklin L. Kleintop, III, by deed from T & P Realty, LLC, said deed recorded on November 5, 1997, in the Northampton County Recorder of Deeds Office in Book 1997-1 at page 123208.

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

**No. C-48-CV-2021-01658**

NORTHAMPTON BOROUGH

vs.

WAYNE A. SOLOSKY,  
SHARI L. SOLOSKY**Property Address:**432 EAST 12TH STREET,  
NORTHAMPTON, PA 18067-1745**UPI/Tax Parcel Number:**

M4NW2B/4/6/0522

ALL THAT CERTAIN message or tenement and parcel or piece of land situate in the Third Ward of Northampton Borough, Northampton County, Pennsylvania, being the western half of Lot No. 128 on the plan of town lots laid out of the land of Peter Beil Estate by Lehigh Engineering Company.

TITLE TO SAID PREMISES is vested in Wayne A. Solosky and Shari

L. Solosky, husband and wife, by deed from Christian Daschill and Andrea M. Daschill, husband and wife, said deed recorded on August 9, 1993, in the Northampton County Recorder of Deeds Office in Book 905 at page 337.

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

**No. C-48-CV-2021-05170**SELECT PORTFOLIO  
SERVICING, INC.

vs.

JOEY PENNIX

**Property Address:**23 SUMMERFIELD DRIVE,  
MOUNT BETHEL, PA 18343-5365**UPI/Tax Parcel Number:**

D11/5/4-23/0131

ALL THAT CERTAIN lot, piece or parcel of land situate, lying and being in Upper Mount Bethel Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Joey Pennix by deed from LTS Development, LLC s/b/m to LTS Development, Inc., said deed recorded on March 10, 2006, in the Northampton County Recorder of Deeds Office in Book 2006-1 at page 99292.

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

**No. C-48-CV-2021-05520**U.S. BANK NATIONAL  
ASSOCIATION, AS LEGAL TITLE  
TRUSTEE FOR TRUMAN  
2016 SC6 TITLE TRUST

vs.

TAMMY ARNDT,  
UNITED STATES OF AMERICA**Property Address:**521 EASTER TERRACE, BATH,  
PA 18014**UPI/Tax Parcel Number:**

K6NW3/2/9/0503

ALL THAT CERTAIN tract or parcel of land known as Lot No. 41 as shown on a Plan of "Holiday Hill III", dated 6/4/1987 and revised 8/27/1987, situated in Bath Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Tammy Arndt by deed from Elizabeth Klemo, widow, said deed recorded on August 12, 2010, in the Northampton County Recorder of Deeds Office in Book 2010-1 at page 158534.

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

**No. C-48-CV-2021-08015**

TRUIST BANK f/k/a BRANCH  
BANKING AND TRUST COMPANY  
vs.

DARREN S. COBB

**Property Address:**

4865 COUNTRY TOP COURT,  
BETHLEHEM, PA 18020-8828

**UPI/Tax Parcel Number:**

N8NW1/7/1/0205

ALL THAT CERTAIN piece, parcel or tract of land situate in Bethlehem Township, Northampton County, Pennsylvania, shown as Lot 14 on the Final Plan / Phase II of Wagner Farms II, as recorded in Map Book 89 at page 44 in the Northampton County Recorder of Deeds Office.

TITLE TO SAID PREMISES is vested in Darren S. Cobb by deed from Darren S. Cobb and Cheryl L. Cobb, said deed recorded on September 10, 2007, in the Northampton County Recorder of Deeds Office in Book 2007-1 at page 331816.

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

**No. C-48-CV-2021-09478**

WILMINGTON SAVINGS FUND  
SOCIETY FSB, AS OWNER  
TRUSTEE OF THE RESIDENTIAL  
CREDIT OPPORTUNITES  
TRUST VII-A

vs.

HERBERT F. DAVIS, KAY F. DAVIS

**Property Address:**

49 NORTH 8TH STREET,  
EASTON, PA 18042

**UPI/Tax Parcel Number:**

L9SE1B/2/19/0310

ALL THAT CERTAIN message, tenement and lot or piece of ground situate on the east side of north Eighth Street in Easton City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Herbert F. Davis and Kay F. Davis by deed from Norman Seidel, Administrator of the Estate of Eva Seidel Rubin, said deed recorded on October 6, 1976, in the Northampton County Recorder of Deeds Office in Book 554 at page 247.

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

**No. C-48-CV-2022-00040**

REVERSE MORTGAGE  
SOLUTIONS, INC.

vs.

PATRICIA BECKAGE a/k/a  
PATRICIA V. BECKAGE

**Property Address:**

1647 4TH STREET, BETHLEHEM,  
PA 18020

**UPI/Tax Parcel Number:**

N7SE1/2/3A/0205

ALL THOSE TWO CERTAIN tracts or pieces of land situate in Bethlehem Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Stephen M. Beckage and Patricia V. Beckage by deed from

Philip Vornon, widower, said deed recorded on May 31, 1994, in the Northampton County Recorder of Deeds Office in Book 1994-6 at page 030434. And the said Stephen M. Beckage died on March 23, 2007, whereby title became vested solely in Patricia V. Beckage.

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

**No. C-48-CV-2022-00178**

MORTGAGE AMERICA, INC.

vs.

ANY AND ALL KNOWN AND UNKNOWN HEIRS, EXECUTORS, ADMINISTRATORS AND DEVISEES OF THE ESTATE OF MATTHEW R. JOYCE, JESSICA JOYCE, KNOWN HEIR OF MATTHEW R. JOYCE, DECEASED, JACQUELINE GONZALEZ, HEIR TO THE ESTATE OF MATTHEW R. JOYCE, DECEASED

**Property Address:**

1315 LIBERTY STREET, EASTON, PA 18042

**UPI/Tax Parcel Number:**

L9SW2E/10/9/0310

ALL THAT CERTAIN lot or piece of land lying and being in Easton City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Matthew R. Joyce and Catherine L. Joyce, husband and wife, as tenants by the entirety, by deed from Ronald P. Deemer and Debra A. Deemer, husband and wife, said deed recorded on December 23, 2003, in the Northampton County Recorder of Deeds Office in Book 2003-1 at page 524473. And the said Catherine L. Joyce died on May 2,

2018, whereby title became vested solely in Matthew R. Joyce.

THEREON BEING ERECTED a Cape-Cod style single residential dwelling with brick exterior, shingle roof and detached four-car garage.

**No. C-48-CV-2022-00382**

PHH MORTGAGE CORPORATION

vs.

PAUL S. WUSOW

**Property Address:**

3124 FLORIAN AVENUE, EASTON, PA 18045

**UPI/Tax Parcel Number:**

M9NW4/20/4/0324

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

TITLE TO SAID PREMISES is vested in Paul S. Wusow by deed from Paul S. Wusow, single, and Scott Good, single, said deed recorded on May 4, 2016, in the Northampton County Recorder of Deeds Office in Book 2016-1 at page 084698.

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.

RICHARD H. JOHNSTON

Sheriff

Northampton County,  
Pennsylvania

DAVID J. CERAUL, ESQUIRE

Solicitor to the Sheriff

Aug. 18, 25; Sept. 1