

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**BRETER, HELEN J.,** dec'd.

Late of 4011 Green Pond Road, Apt. 135, Bethlehem, Northampton County, PA

Personal Representative: Brian Lee Breter c/o Catherine E. Sears, Esquire, Gross McGinley, LLP, 33 South 7th Street, P.O. Box 4060, Allentown, PA 18105-4060

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

BROWN, JEAN R., dec'd.

Late of the Borough of Nazareth, Northampton County, PA

The Jean R. Brown Revocable Deed of Trust

Trustee: Truist Bank f/k/a National Penn Investors Trust Company c/o Tara A. Eckels, Esquire, Fox, Oldt & Brown, 940 W. Lafayette Street, Suite 100, Easton, PA 18042

Attorneys: Tara A. Eckels, Esquire, Fox, Oldt & Brown, 940 W. Lafayette Street, Suite 100, Easton, PA 18042

CHROMIAK, SALLY KLINE, dec'd.

Late of Catasauqua, Northampton County, PA

Co-Executors: Gail Carpeny, Lynn Surkit, Janice Frantz and Karen Hendricks c/o Noonan Law Office, 526 Walnut St., Allentown, PA 18101

Attorneys: Noonan Law Office, 526 Walnut St., Allentown, PA 18101

FEDIO, JOAN M., dec'd.

Late of Bethlehem, Northampton County, PA

Executor: David Krem c/o Santanasto Law, 210 E. Broad St., Bethlehem, PA 18018

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

GEARHART, BETTY A., dec'd.

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

Executrix: Patricia A. Weber, 326 East Center Street, Wind Gap, PA 18091

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

GOLD, BRUCE J., dec'd.

Late of the Township of Hanover, Northampton County, PA

Executor: Scott Bruce Gold c/o James C. Omdahl, Esquire, 54 South Commerce Way, Suite 172, Bethlehem, PA 18017

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

LEHR, RONALD M., dec'd.

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

Executrix: Susan Weller Lehr c/o Kevin Frank Danyi, Esquire, Danyi Law, P.C., 133 East Broad Street, Bethlehem, PA 18018

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

McFADDEN, MILDRED D. a/k/a MILDRED McFADDEN PITONI, dec'd.

Late of the City of Easton, Northampton County, PA

Executor: Michael Paul McFadden c/o Theresa Hogan, Esquire, 340 Spring Garden Street, Easton, PA 18042

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

RAKE, MARION L., dec'd.

Late of the Township of Upper Mt. Bethel, Northampton County, PA

Executor: Jeffrey L. Rake 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

STEMPO, ALFRED M., dec'd.

Late of the City of Easton, Northampton County, PA

Executor: Philip Klein Deily, Esquire, Morella & Associates, P.C., 706 Rochester Rd., Pittsburgh, PA 15237

TAFT, BEVERLY ANN, dec'd.

Late of Northampton, Northampton County, PA

Administrator: Franklin J. Taft 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

WILSON, DANIEL J. LINABERRY, dec'd.

Late of the City of Easton, Northampton County, PA

Administratrix: Betty Jane Bolcer c/o Henry R. Newton, Jr., Esquire, 127 N. 4th Street, Easton, PA 18042

Attorney: Henry R. Newton, Jr., Esquire, 127 N. 4th Street, Easton, PA 18042

SECOND PUBLICATION**BENJAMIN, FRED J.,** dec'd.

Late of the Township of Bushkill, Northampton County, PA

Executrix: Julie Ann Benjamin 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

BUSS, AMANDA KATHERINE a/k/a AMANDA BUSS, dec'd.

Late of the Borough of Hellertown, Northampton County, PA

Executrix: Heather Ann Altieri c/o David W. Crosson, Esquire, Crosson & Richetti LLC, 609 W. Hamilton St., Suite 301, Allentown, PA 18101

Attorneys: David W. Crosson, Esquire, Crosson & Richetti LLC, 609 W. Hamilton St., Suite 301, Allentown, PA 18101

GILLES, HERBERT L., dec'd.

Late of Easton, Northampton County, PA

Personal Representative: Sharon Marcie Gilles c/o Anne K. Manley, Esquire, 33 S. 7th Street, P.O. Box 4060, Allentown, PA 18105-4060

Attorney: Anne K. Manley, Esquire, 33 S. 7th Street, P.O. Box 4060, Allentown, PA 18105-4060

HALASZ, DIANE HELENA, dec'd.

Late of the Township of Palmer, Northampton County, PA

Executor: John Matthew Shari 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

KERSHNER, WILLIAM STEVEN, dec'd.

Late of the Borough of Hellertown, Northampton County, PA

Executrix: Sherri R. Kershner c/o Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045

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

McBRIDE, GERALD D., dec'd.

Late of Bethlehem City, Northampton County, PA

Executor: Glenn Block c/o Edward H. Butz, Esquire, Lesavoy Butz, 1620 Pond Rd., #200, Allentown, PA 18104

Attorneys: Edward H. Butz, Esquire, Lesavoy Butz, 1620 Pond Rd., #200, Allentown, PA 18104

McGARRY, TERESA C., dec'd.

Late of Walnutport, Northampton County, PA

Executor: Benjamin Daniel Baker 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

MILLER, HAROLD ALLEN, dec'd.

Late of Northampton, Northampton County, PA

Executor: Jeffrey Scott Miller 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

PEARL, NATHAN S., dec'd.

Late of the Borough of Walnutport, Northampton County, PA

Executor: David I. Pearl c/o Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045-5227

Attorneys: Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045-5227

RECZEK, BETTY J., dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executrix: Theresa Hogan, 340 Spring Garden Street, Easton, PA 18042

SCHAUBLE, REINHARDT WILLIAM, JR., dec'd.

Late of the City of Easton, Northampton County, PA

Executrix: Nancy Lynn Schauble c/o Theresa Hogan, Esquire, 340 Spring Garden Street, Easton, PA 18042

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

**SOBECK, ROGER ALLEN a/k/a
ROGER A. SOBECK**, dec'd.

Late of the City of Easton,
Northampton County, PA
Administratrix: Alison K.
Thompson c/o Lukasz K. Selwa,
Esquire, Selwa Legal, LLC, 6081
Hamilton Blvd., Ste. 600,
Allentown, PA 18106
Attorneys: Lukasz K. Selwa,
Esquire, Selwa Legal, LLC, 6081
Hamilton Blvd., Ste. 600,
Allentown, PA 18106

THIRD PUBLICATION

BALL, DOROTHY I., dec'd.

Late of 1569 Teels Road, Pen
Argyl, Northampton County, PA
Personal Representative: Robert
Brandon Roth c/o Catherine E.
Sears, Esquire, Gross 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

BORTZ, MARGARET ELIZABETH,
dec'd.

Late of the Borough of Stocker-
town, Northampton County, PA
Executrix: Peggie Lee Orwig 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

DELL'ALBA, LISA MARIE, dec'd.

Late of Hanover Township,
Northampton County, PA

Executor: Steven L. Rosati 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

GENTZLE, DONALD, dec'd.

Late of Nazareth, Northampton
County, PA
Executor: Donald Gentzle c/o
Richard H. Yetter, III, Esquire,
Wilhelm & Roemersma, PC, 305
Roseberry Street, Phillipsburg,
NJ 08865

Attorneys: Richard H. Yetter, III,
Esquire, Wilhelm & Roemersma,
PC, 305 Roseberry Street,
Phillipsburg, NJ 08865

GRESH, JEAN L., dec'd.

Late of the City of Bethlehem,
Northampton County, PA
Executrix: Jean A. Gresh c/o
April L. Cordts, Esquire, P.O. Box
20005, Lehigh Valley, PA
18002-0005

Attorney: April L. Cordts,
Esquire, P.O. Box 20005, Lehigh
Valley, PA 18002-0005

HAHN, WILLIAM H., JR., dec'd.

Late of the Township of
Bethlehem, Northampton
County, PA

Executor: Keith W. Hahn c/o
Scott R. Sterier, Esquire, Pierce
& Steirer, LLC, 124 Belvidere
Street, Nazareth, PA 18064

Attorneys: Scott R. Sterier,
Esquire, Pierce & Steirer, LLC,
124 Belvidere Street, Nazareth,
PA 18064

HEALEY, LILLIAN A., dec'd.

Late of the Township of
Bethlehem, Northampton
County, PA

Executor: Steven N. Goudsouzian
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

JONES, THOMAS M., dec'd.

Late of 375 Shawnee Drive,
Easton, Northampton County,
PA

Administratrix: Tara Lee Leonard
c/o The Roth Law Firm, 123
North Fifth Street, Allentown, PA
18102

Attorneys: The Roth Law Firm,
123 North Fifth Street, Allentown,
PA 18102

KRAMER, BARRY E., dec'd.

Late of the Township of
Bethlehem, Northampton
County, PA

Executor: Barry Stewart Kramer,
5459 Hawkins Drive, The
Villages, FL 32163

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

LAUGHLIN, RICHARD, dec'd.

Late of the Township of
Bethlehem, Northampton
County, PA

Administratrix: Kristin Danielle
Sebban c/o Goudsouzian &
Associates, 2940 William Penn
Highway, Easton, PA 18045

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

NUNES, JOSEPH M., dec'd.

Late of the Township of Palmer,
Northampton County, PA

Executrix: Nina Marie McCarthy
c/o David M. Backenstoe,
Esquire, 148 Main Street,
Hellertown, PA 18055

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

PAULSEN, DIANE L., dec'd.

Late of the Borough of Bath,
Northampton County, PA

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

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

PEAR, JEANNE ELISE, dec'd.

Late of the Township of Palmer,
Northampton County, PA

Executor: Marlo Ecke Spritzer
c/o Nancy G. Aaroe, Esquire,
2568 Nazareth Road, Easton, PA
18045

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

ROSADO-CARO, LISSETTE, dec'd.

Late of the Township of Palmer,
Northampton County, PA

Executor: Jose L. Rosado c/o
Kevin Frank Danyi, Esquire,
Danyi Law, P.C., 133 East Broad
Street, Bethlehem, PA 18018

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

ROWLANDS, BETTY JANE, dec'd.

Late of the Borough of Roseto,
Northampton County, PA

Executor: Robert John
Campanaro 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

SPEARS, DREW S., dec'd.

Late of Hellertown, Northampton County, PA

Executrix: Victoria A. Spears 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

NOTICE OF NONPROFIT INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed and approved on March 10, 2025, with the Department of State of the Commonwealth of Pennsylvania, Harrisburg, Pennsylvania, for the purpose of incorporating a nonprofit corporation pursuant to the provisions of the Nonprofit Corporation Law of the Commonwealth, December 21, 1988, P.L. 1444, No. 177, Section 103, as amended.

The name of the corporation is:

OVERLOOK AT NAZARETH HOMEOWNERS' ASSOCIATION

The purpose for which this corporation has been organized is as follows: To do any lawful act concerning any and all business for which corporations may be incorporated under the Non-Profit Corporation Law of Pennsylvania including the management and maintenance of common areas within Overlook at Nazareth Homeowners' Association and the imposition and collection of assessments to further that purpose.

JOSEPH J. PIPERATO, III, ESQUIRE EASTBURN & GRAY, PC 412 West Broad Street Bethlehem, PA 18018 (610) 625-3878

Mar. 20

LIMITED LIABILITY COMPANY NOTICES

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, at Harrisburg, Pennsylvania, for the purpose 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., approved December 7, 1994, P.L. 703, No. 106 §4, and any successor statute, as amended from time to time, effective in sixty (60) days.

Name of the Limited Liability Company:

HATAY LLC

Certificate of Organization filed: March 5, 2025.

WILLIAM W. MATZ, JR., ESQUIRE 211 W. Broad Street Bethlehem, PA 18018-5517

Mar. 20

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, at Harrisburg, Pennsylvania, on or about January 15, 2025, for the purpose of creating a Limited Liability Company under the Limited Liability Company Law of 1994, P. L. 703, No. 106.

The name of the Limited Liability Company is:

PAYNTER ELECTRIC LLC

DAVID J. CERAUL, ESQUIRE
22 Market Street
Bangor, PA 18013

Mar. 20

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, at Harrisburg, Pennsylvania, on or about January 15, 2025, for the purpose of creating a Limited Liability Company under the Limited Liability Company Law of 1994, P. L. 703, No. 106.

The name of the Limited Liability Company is:

PAYNTER FARMS LLC

DAVID J. CERAUL, ESQUIRE
22 Market Street
Bangor, PA 18013

Mar. 20

NOTICES OF DISSOLUTION

NOTICE IS HEREBY GIVEN by **Athletic Graphics, Ltd.**, a Pennsylvania corporation, with an address at 3500 Chipman Road, Easton, Pennsylvania 18045, that said corporation is winding up its affairs in the manner prescribed by section 1975 of the Business Corporation Law of 1988, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

KARLEY SEBIA, ESQUIRE
KING, SPRY, HERMAN, FREUND & FAUL, LLC

One West Broad Street
Suite 700
Bethlehem, PA 18018

Mar. 20

NOTICE IS HEREBY GIVEN by **Athletic International, Ltd.**, a Pennsylvania corporation, with an address at 3500 Chipman Road,

Easton, Pennsylvania 18045, that said corporation is winding up its affairs in the manner prescribed by section 1975 of the Business Corporation Law of 1988, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

KARLEY SEBIA, ESQUIRE
KING, SPRY, HERMAN, FREUND & FAUL, LLC

One West Broad Street
Suite 700
Bethlehem, PA 18018

Mar. 20

NOTICE IS HEREBY GIVEN by **M Athletic, Ltd.**, a Pennsylvania corporation, with an address at 3500 Chipman Road, Easton, Pennsylvania 18045, that said corporation is winding up its affairs in the manner prescribed by section 1975 of the Business Corporation Law of 1988, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

KARLEY SEBIA, ESQUIRE
KING, SPRY, HERMAN, FREUND & FAUL, LLC

One West Broad Street
Suite 700
Bethlehem, PA 18018

Mar. 20

NOTICE IS HEREBY GIVEN that the directors of **SLATE BELT ANGELS, INC.**, a Pennsylvania nonprofit corporation, with an address at 22 Market Street, Bangor, PA, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 5971 of the Pennsylvania Nonprofit Corporation Law of 1988.

MATTHEW T. TRANTER, ESQUIRE
KING, SPRY, HERMAN, FREUND &
FAUL, LLC
One West Broad Street
Suite 700
Bethlehem, PA 18018

Mar. 20

**IN THE COURT OF COMMON
PLEAS OF NORTHAMPTON
COUNTY, PENNSYLVANIA
CIVIL ACTION—LAW
PNC BANK, NATIONAL
ASSOCIATION**

Plaintiff

vs.

Cynthia Geist, individually and as
believed Heir and/or Administrator
to the Estate of Richard J. Shook,
Jr.; John Shook, as believed Heir
and/or Administrator to the Estate
of Richard J. Shook, Jr.; Unknown
Heirs, and/or Administrators to the
Estate of Richard J. Shook, Jr.

Defendants

NO.: C-48-CV-2025-00347

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

TO: Unknown Heirs, and/or Admin-
istrators to the Estate of Richard
J. Shook, Jr., Unknown Heirs,
and/or Administrators to the
Estate of Richard J. Shook, Jr.

You are hereby notified that
Plaintiff, PNC Bank, National Asso-
ciation, filed an Action in Mortgage
Foreclosure endorsed with a Notice
to Defend, in the Court of Common
Pleas of Northampton County, Penn-
sylvania, docketed to No. C-48-CV-
2025-00347, seeking to foreclose the
mortgage secured by the real estate
located at 2199 East Best Road, Bath,
PA 18014.

A copy of the Action in Mortgage
Foreclosure will be sent to you upon
request to the Attorney for the

Plaintiff, MDK Legal, P.O. Box
165028, Columbus, OH 43216-5028.
Phone (614) 220-5611. You have been
sued in court. If you wish to defend
against the claims in this notice, you
must take action within twenty (20)
days after this publication, 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
NOTICE TO YOUR LAWYER AT
ONCE. IF YOU DO NOT HAVE
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 18043-4733
Telephone: (610) 258-6333

Mar. 20

NORTHAMPTON COUNTY

NOTICE OF SERVICE
BY PUBLICATION OF
DIVORCE COMPLAINT
SANDRA PREZIOSI

vs.

JOSEPH PREZIOSI

NUMBER C-48-CV-2023-7219

NOTICE

You, JOSEPH PREZIOSI, have
been sued in Court for Divorce by
Plaintiff, SANDRA PREZIOSI. If you
wish to defend against the claims set
forth in the following pages, you must

take prompt action. You are warned that if you fail to do so, the case may proceed without you and a decree of divorce or annulment may be entered against you by the Court. A judgment may also be entered against you for any other claim or relief requested in these papers by the plaintiff. You may lose money or property or other rights important to you, including custody or visitation of your children.

When the ground for the divorce is indignities or irretrievable breakdown of the marriage, you may request marriage counseling. A list of marriage counselors is available in the Office of the Prothonotary at the Northampton County Courthouse, 1st floor, 669 Washington Street, Easton, Pennsylvania 18042.

IF YOU DO NOT FILE A CLAIM FOR ALIMONY, DIVISION OF PROPERTY, LAWYER'S FEES OR EXPENSES BEFORE A DIVORCE OR ANNULMENT IS GRANTED, YOU MAY LOSE THE RIGHT TO CLAIM ANY OF THEM.

YOU SHOULD TAKE THIS NOTICE 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. 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
(610) 258-6333

NOTICE

If You, JOSEPH PREZIOSI, wish to deny any of the statements set forth in this Affidavit, you must file a Counter-Affidavit (see below) within twenty days after this Affidavit has been served on you or the statements will be admitted.

AFFIDAVIT UNDER SECTION
3301(d) OF THE DIVORCE CODE

1. The parties to this action separated on March 18, 1994, and have continued to live separate and apart for a period of at least 2 years.

2. The marriage is irretrievably broken.

3. I understand that I may lose rights concerning alimony, division of property, lawyer's fees or expenses if I do not claim them before a divorce is granted.

I verify that the statements made in this Affidavit are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. §4904 relating to unsworn falsification to authorities.

COUNTER-AFFIDAVIT UNDER
§3301(d) OF THE DIVORCE CODE

1. Check either (a) or (b):

(a) ___ I do not oppose the entry of a divorce decree.

(b) ___ I oppose the entry of a divorce decree because (Check (i), (ii), or both:

(i) The parties to this action have not lived separate and apart for a period of at least two years.

(ii) The marriage is not irretrievably broken.

2. Check either (a) or (b):

(a) ___ I do not wish to make any claims for economic relief. I understand that I may lose rights concerning alimony, division of property, lawyer's fees or expenses if I do not claim them before a divorce is granted.

(b) ___ I wish to claim economic relief, which may include alimony, division of property, lawyer’s fees or expenses, or other important rights.

I understand that in addition to checking (b) above, I must also file all of my economic claims with the Prothonotary in writing and serve them on the other party. If I fail to do so before the date set forth on the Notice of Intention to Request Divorce Decree, the divorce decree may be entered without further notice to me, and I shall be unable thereafter to file any economic claims.

I verify that the statements made in this counter-affidavit are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. § 4904, relating to unsworn falsification to authorities.

NOTICE: IF YOU DO NOT WISH TO OPOSE THE ENTRY OF A DIVORCE DECREE AND YOU DO NOT WISH TO MAKE ANY CLAIM FOR ECONOMIC RELIEF, YOU SHOULD NOT FILE THIS COUNTER-AFFIDAVIT.

AFFIDAVIT OF
NON-MILITARY SERVICE

The Plaintiff, Sandra Preziosi, being duly sworn according to law, deposes and says that she is the Plaintiff in the above matter and that neither she nor the Defendant, Joseph Preziosi, are in the military or naval service of the United States or its allies or otherwise, within the provisions of the Soldiers’ and Sailors’ Civil Relief Act of 1940 and its amendments, within the last six (6) months.

WAIVER OF NOTICE OF
INTENTION TO REQUEST ENTRY
OF A DIVORCE DECREE UNDER
§3301(c) AND §3301(d) OF THE
DIVORCE CODE

1. I consent to the entry of a final decree of divorce without notice.

2. I understand that I may lose rights concerning alimony, division of property, lawyer’s fees or expenses if I do not claim them before a divorce is granted.

3. I understand that I will not be divorced until a divorce decree is entered by the Court and that a copy of the decree will be sent to me immediately after it is filed with the Prothonotary.

I verify that the statements made in this affidavit are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. § 4904 relating to unsworn falsification to authorities.

Mar. 20

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

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on APRIL 11, 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-2022-01452
(#1 APR/2025)**

CARRINGTON MORTGAGE
SERVICES LLC

vs.

NATASHA SEINER, KNOWN HEIR
OF ROXANNE J. LANZILLOTTI,
DECEASED, KATARINA SEINER,
KNOWN HEIR OF ROXANNE J.
LANZILLOTTI, DECEASED,
UNKNOWN HEIRS, SUCCESSORS,

ASSIGNS AND ALL PERSONS,
FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER
ROXANNE J. LANZILLOTTI,
DECEASED, AMANDA SEINER,
KNOWN HEIR OF ROXANNE J.
LANZILLOTTI, DECEASED

Property Address:

3517 Windsor Court, Nazareth, PA
18064

UPI/Tax Parcel Number:

K6/5/43/0432

ALL THAT CERTAIN parcel of
land, with the hereditaments and
appurtenances, situate in Upper
Nazareth Township, Northampton
County, Pennsylvania, and being Lot
164 as established by Declaration of
Redcliffe, a Planned Community, said
Declaration dated September 27,
2005, and recorded in Book 2005-1
at page 373482.

TITLE TO SAID PREMISES is
vested in Nicholas Lanzillotti and
Roxanne Lanzillotti by deed from
NVR, Inc., said deed recorded on May
29, 2012, in the Northampton County
Recorder of Deeds office in Book
2012-1 at page 121263. The said
Nicholas Lanzillotti departed this life
on or about December 7, 2018,
whereby title became vested solely in
Roxanne Lanzillotti. And the said
Roxanne Lanzillotti departed this life
on or about March 2, 2023.

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

**No. C-48-CV-2022-06295
(#11 APR/2025)**

WELLS FARGO BANK, N.A.

vs.

ETHAN M. MEDGIE

Property Address:

1723 Snyder Street, Bethlehem,
PA 18017

UPI/Tax Parcel Number:

N7SW1D/1/1A/0204

ALL THAT CERTAIN message,
tenement and lot or piece of ground
situate on the southerly side of the
intersection of Chester and Snyder
Streets in the Fifteenth Ward of
Bethlehem City, Northampton
County, Pennsylvania.

TITLE TO SAID PREMISES is
vested in Ethan M. Medgie,
unmarried, by deed from Alexander
J. Fartel and Nancy A. Zadravec,
Executors of the Estate of Rose E.
Fartel, deceased, said deed recorded
on July 6, 2012, in the Northampton
County Recorder of Deeds office in
Book 2012-1 at page 154039.

THEREON BEING ERECTED a
one-story ranch-style single residen-
tial dwelling with brick exterior,
shingle roof and detached two-car
garage.

**No. C-48-CV-2023-05610
(#5 APR/2025)**

BANGOR BOROUGH AUTHORITY

vs.

KATHLEEN J. KUHNE

Property Address:

35 North 4th Street, Bangor, PA
18013

UPI/Tax Parcel Number:

E9NE1B/15/32/0102

ALL THAT CERTAIN message,
tenement, tract, parcel or piece of
land lying and being in Bangor
Borough, Northampton County,
Pennsylvania.

TITLE TO SAID PREMISES is
vested in Kathleen J. Kuhne by deed
from Dale A. Kuhne and Kathleen J.
Kuhne, said deed recorded on July
16, 2019, in the Northampton County
Recorder of Deeds office in Book
2019-1 at page 141723.

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

No. C-48-CV-2024-00276
(#9 APR/2025)

U.S. BANK TRUST NATIONAL
 ASSOCIATION, AS TRUSTEE ET AL.

vs.

JON D. MARKLEY, INDIVIDUALLY
 AND AS ADMINISTRATOR OF THE
 ESTATE OF CAROL S. MARKLEY

Property Address:

1435 Washington Street, Easton,
 PA 18042

UPI/Tax Parcel Number:

L9SW2C/21/13/0310

ALL THAT CERTAIN lot or piece of
 ground, with the improvements
 thereon erected, situate on the north
 side of Washington Street in Easton
 City, Northampton County, Pennsyl-
 vania.

TITLE TO SAID PREMISES is
 vested in Jon D. Markley and Carol
 Markley, husband and wife, by deed
 from Jon D. Markley and Carol
 Markley, husband and wife, said deed
 recorded on September 21, 2004, in
 the Northampton County Recorder of
 Deeds office in Book 2004-1 at page
 366561. The said Carol Markley
 departed this life on October 24,
 2021.

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

No. C-48-CV-2024-01356
(#2 APR/2025)

U.S. BANK TRUST NATIONAL
 ASSOCIATION, AS TRUSTEE ET AL.

vs.

SALVADOR J. SALAZAR

Property Address:

5722 Shady Lane, Bath, PA 18014

UPI/Tax Parcel Number:

K5/3/2E/0508

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

TITLE TO SAID PREMISES is
 vested in Salvador J. Salazar and
 Gloria R. Salazar, husband and wife,
 by deed from Bertram Cutillo, Jr., and
 Loretta A. Cutillo, husband and wife,
 said deed recorded on January 31,
 1972, in the Northampton County
 Recorder of Deeds office in Book 419
 at page 312. The said Gloria R.
 Salazar departed this life on April 18,
 2012, whereby title became vested
 solely in Salvador J. Salazar by
 operation of law.

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

No. C-48-CV-2024-04692
(#12 APR/2025)

LAKEVIEW LOAN SERVICING LLC

vs.

BRYAN E. GLAUDEL,
 LEIGH ERIN GLAUDEL

Property Address:

345 West Main Street, Bath, PA
 18014

UPI/Tax Parcel Number:

K6NW4B/4/6/0503

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

TITLE TO SAID PREMISES is
 vested in Bryan E. Glauzel and Leigh
 Erin Glauzel by deed from Jeffrey V.
 Beil, Jr., and Semran Beil, said deed
 recorded on June 16, 2015, in the
 Northampton County Recorder of
 Deeds office in Book 2015-1 at page
 108753.

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

No. C-48-CV-2024-05484
(#10 APR/2025)

PENNSYLVANIA HOUSING
 FINANCE AGENCY

vs.

DANIELLE BROWN,
SECRETARY OF HOUSING AND
URBAN DEVELOPMENT

Property Address:

212 Messinger Street, Bangor, PA
18013

UPI/Tax Parcel Number:

E9NE3B/7/2/0102

ALL THT CERTAIN lot or piece of
land and premises situate in Bangor
Borough, Northampton County,
Pennsylvania.

TITLE TO SAID PREMISES is
vested in Danielle Brown by deed
from John I. White and Joan R.
White, said deed recorded on January
31, 2018, in the Northampton County
Recorder of Deeds office in Book
2018-1 at page 020132.

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

No. C-48-CV-2024-06264**(#8 APR/2025)**

MATRIX FINANCIAL SERVICES
CORPORATION

vs.

JAMES MCGINLEY

Property Address:

916 Dewey Avenue, Northampton,
PA 18067

UPI/Tax Parcel Number:

M4NW2C/5/8A/0522

ALL THAT CERTAIN lot or piece of
ground, together with the southern
half of a double frame dwelling erected
thereon, situate on the west side of
Dewey Avenue, formerly Fourth
Street, in the Third Ward of Northamp-
ton Borough, Northampton County,
Pennsylvania.

TITLE TO SAID PREMISES is
vested in James McGinley by deed
from Federal National Mortgage Asso-

ciation, said deed recorded on
December 11, 2013, in the Northamp-
ton County Recorder of Deeds office
in Book 2013-1 at page 316860.

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

No. C-48-CV-2024-07667**(#13 APR/2025)**

WEICHERT FINANCIAL SERVICES

vs.

PATRICIA A. PALMIERI

Property Address:

2482 Lincoln Avenue, Wilson, PA
18042

UPI/Tax Parcel Number:

M9NW1C/8/7/0837

ALL THAT CERTAIN lot or parcel
of land situated in Wilson Borough,
Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is
vested in John S. Palmieri and
Patricia A. Palmieri, husband and wife
who acquired titled as tenants by the
entirety, by deed from Gary L.
Gibbons and Susan D. Gibbons,
husband and wife, said deed recorded
on May 4, 2010, in the Northampton
County Recorder of Deeds office in
Book 2010-1 at page 082246. The
said John S. Palmieri died on
November 11, 2023, and, pursuant
to the survivorship language in the
above-mentioned deed, all his interest
passed to Patricia A. Palmieri.

THEREON BEING ERECTED a
one-story ranch-style residential
dwelling with brick exterior, shingle
roof and semi-detached one-car
garage.

No. C-48-CV-2024-07758**(#15 APR/2025)**

U.S. BANK NATIONAL
ASSOCIATION, AS TRUSTEE ET AL.

vs.

JAMES T. PARHAM, JR., HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF JAMES T. PARHAM AND PHYLLIS C. PARHAM, UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF JAMES T. PARHAM, STERLING WILLIAMS, HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF PHYLLIS C. PARHAM, SHAUN WILLIAMS, HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF PHYLLIS C. PARHAM, UNKNOWN HEIRS AND/OR ADMINISTRATORS TO THE ESTATE OF PHYLLIS C. PARHAM

Property Address:

916 Center Street, Bethlehem, PA 18018

UPI/Tax Parcel Number:

P6NE1B/2/10/0204

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

TITLE TO SAID PREMISES is vested in James T. Parham and Phyllis C. Parham, husband and wife who acquired title as tenants by the entirety, by deed from Joy Pham, said deed recorded on May 19, 1998, in the Northampton County Recorder of Deeds office in Book 1998-1 at page 062058. The said Phyllis C. Parham died on August 5, 2008, and, pursuant to the survivorship language in the above-mentioned deed, all her interest passed to James T. Parham. And the said James T. Parham died on January 2, 2024.

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

No. C-48-CV-2024-08395

(#14 APR/2025)

MIDFIRST BANK

vs.

NICOLE WILDONER a/k/a
NICOLE MARIE JEDREJCZYK

Property Address:

462 East 10th Street, Northampton, PA 18067

UPI/Tax Parcel Number:

M4NE1D/1/4/0522

ALL THAT CERTAIN piece or parcel of land, with the improvements thereon, situate on the south side of East Tenth Street in Northampton Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Nicole Wildoner by deed from Bruce L. Keefer and Patricia A. Keefer, said deed recorded on October 19, 2007, in the Northampton County Recorder of Deeds office in Book 2007-1 at page 385361.

THEREON BEING ERECTED a two-story half-double residential dwelling with brick exterior, shingle roof and detached one-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

Mar. 20, 27; Apr. 3