

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**CHERRY, BERNARD G.,** dec'd.

Late of the Township of Lehigh, Northampton County, PA

Administratrix: Joanne Klutzaritz 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

EDWARDS, SHIRLEY E., dec'd.

Late of Bethlehem, Northampton County, PA

Executor: Philip Stephen Fisher, Jr. c/o Timothy B. Fisher, II, Esquire, Fisher & Fisher Law Offices, P.O. Box 396, Gouldsboro, PA 18424

Attorneys: Timothy B. Fisher, II, Esquire, Fisher & Fisher Law Offices, P.O. Box 396, Gouldsboro, PA 18424

FEELEY, RYAN P., dec'd.

Late of Bethlehem, Northampton County, PA

Administrator: Dennis F. Feeley c/o Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045

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

FRIES, CALVIN C., dec'd.

Late of 53 Friedenstahl Avenue, Northampton County, PA

Personal Representative: Tiffany Ann Miller 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

KELLY, MICHAEL J., dec'd.

Late of Lower Nazareth Township, Northampton County, PA

Executrix: Noreen Frederick c/o Timothy J. Duckworth, Esquire, Mosebach, Funt, Dayton & Duckworth, P.C., 2045 Westgate Drive, Suite 404, Bethlehem, PA 18017

Attorneys: Timothy J. Duckworth, Esquire, Mosebach, Funt, Dayton & Duckworth, P.C., 2045 Westgate Drive, Suite 404, Bethlehem, PA 18017

KOCH, NEIL A., dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executor: Douglas William Koch c/o Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045

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

KRAUSS, DOROTHY A., dec'd.

Late of the Borough of Nazareth, Northampton County, PA

Executor: Scott Lee Krauss 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

MORRIS, JOANNE M., dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Executrix: Judy L. Salvaggio a/k/a Judy L. Newhardt 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

RADANO, ANNA D., dec'd.

Late of the City of Bethlehem, Northampton County, PA

The Anna D. Radano Revocable Trust Agreement Dated May 14, 2015, as Amended

Trustees: William A. Radano and Ronald M. Radano c/o Timothy J. Duckworth, Esquire, Mosebach, Funt, Dayton & Duckworth, P.C., 2045 Westgate Drive, Suite 404, Bethlehem, PA 18017

Attorneys: Timothy J. Duckworth, Esquire, Mosebach, Funt, Dayton & Duckworth, P.C., 2045 Westgate Drive, Suite 404, Bethlehem, PA 18017

SHAHEEN, GLORIA MARY, dec'd.

Late of Easton, Northampton County, PA

Executrix: Carol Ann Shaheen c/o Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045-5227

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

SMITH, ISABEL A., dec'd.

Late of Bath, Northampton County, PA

Executrix: Maybel E. Smith 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

WEBSTER, RAYVAUGHN SHALONNE, dec'd.

Late of Forks Twp., Northampton County, PA

Executrix: Kathleen Marie Webster c/o Clair M. Stewart, Esquire, The Land Title Bldg., 100 S. Broad St., #1523, Philadelphia, PA 19110

Attorney: Clair M. Stewart, Esquire, The Land Title Bldg., 100 S. Broad St., #1523, Philadelphia, PA 19110

YOUNG, STERLING E., dec'd.

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

Executor: Ronald E. Young 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

SECOND PUBLICATION

BADINI, VERONICA C. a/k/a

VERONICA C. BLOCKLIN,
dec'd.

Late of the Township of Forks,
Northampton County, PA

Executor: Frank L. Yarnell c/o
Theresa Hogan, Esquire, 340
Spring Garden Street, Easton,
PA 18042

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

BRANDSTETTER, BERNARD C.,

dec'd.

Late of Bethlehem, Northampton
County, PA

Executrix: Laurie J. Brandsetter
c/o Sara J. Hogan, Esquire,
Plunkett & Graver, PC, 615
Waterfront Drive, Suite 301,
Allentown, PA 18102

Attorneys: Sara J. Hogan,
Esquire, Plunkett & Graver, PC,
615 Waterfront Drive, Suite 301,
Allentown, PA 18102

CERVellini, GLORIA V., dec'd.

Late of Nazareth, Northampton
County, PA

Executor: Terri L. Barrall, 243
Walnut Dr., Northampton, PA
18067

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

DeFRANCO, MARTIN B., dec'd.

Late of the Borough of Roseto,
Northampton County, PA

Administrator: Michael
DeFranco 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

FERRI, JAMES, dec'd.

Late of the Township of
Bethlehem, Northampton
County, PA

Administratrix: Debra Anne
Bohr c/o DiFelice Law, LLC, 240
South Main Street, Suite 1206,
Nazareth, PA 18064

Attorneys: DiFelice Law,fd LLC,
240 South Main Street, Suite
1206, Nazareth, PA 18064

**GARCIA, TERESA a/k/a TERESA
DEJESUS MIRANDA a/k/a
TERESA D. MIRANDA,** dec'd.

Late of Bethlehem, Northampton
County, PA

Executrix: Luz Marie Padilla c/o
T. Benjamin Traud, Esquire,
Traud Law Offices, 3055 College
Heights Blvd., Ste. 2A, Allentown,
PA 18104

Attorneys: T. Benjamin Traud,
Esquire, Traud Law Offices,
3055 College Heights Blvd., Ste.
2A, Allentown, PA 18104

HUGHES, VIRGINIA LEE, dec'd.

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

Executrix: Elizabeth Anne
Sanchez c/o Bradford D.
Wagner, Esquire, 662 Main
Street, Hellertown, PA
18055-1726

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

JANNY, MAGDALEN A., dec'd.

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

Executrix: Karen Marie Janny
c/o April L. Cordts, Esquire, 391
Nazareth Pike, Bethlehem, PA
18020

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

JASKEWICZ, THOMAS L., dec'd.

Late of Easton, Northampton
County, PA

Personal Representative: Morgan
Jaskewicz c/o R. Nicholas
Nanovic, Esquire, Gross
McGinley, LLP, 33 S. 7th St.,
P.O. Box 4060, Allentown, PA
18105-4060

Attorneys: R. Nicholas Nanovic,
Esquire, Gross McGinley, LLP,
33 S. 7th St., P.O. Box 4060,
Allentown, PA 18105-4060

KAVANAUGH, CHERIE S., dec'd.

Late of Easton, Forks Township,
Northampton County, PA

Executrix: Susan Kavanaugh
Fissel c/o Timothy B. Fisher,
Esquire, 68 Moor Drive, Easton,
PA 18045

Attorney: Timothy B. Fisher,
Esquire, 68 Moor Drive, Easton,
PA 18045

MARTINEZ, MANUEL J., dec'd.

Late of the Township of
Bethlehem, Northampton
County, PA

Executrix: Carolyn M. Poplawski
c/o Nancy G. Aaroe, Esquire,
Aaroe Law Office, P.C., 2568
Nazareth Road, Easton, PA
18045

Attorneys: Nancy G. Aaroe,
Esquire, Aaroe Law Office, P.C.,
2568 Nazareth Road, Easton, PA
18045

MEMERING, JUDITH D., dec'd.

Late of the City of Easton,
Northampton County, PA

Executor: Melvin N. Memering
c/o Joseph F. Leeson, III,
Esquire, 70 East Broad Street,
P.O. Box 1426, Bethlehem, PA
18016-1426

Attorney: Joseph F. Leeson, III,
Esquire, 70 East Broad Street,
P.O. Box 1426, Bethlehem, PA
18016-1426

ROHRBAUGH, BARBARA ANN,
dec'd.

Late of the Township of Plainfield,
Northampton County, PA

Executrix: Margaret M. Gabel
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

SCHRECK, GLORIA MAXINE,
dec'd.

Late of Washington Township,
Northampton County, PA

Executor: Charles Parker, 7507
Mt. Eaton Road, Saylorsburg, PA
18353

Attorneys: Gretchen Marsh
Weitzmann, Esquire,
Weitzmann, Weitzmann &
Huffmann, LLC, 700 Monroe
Street, Stroudsburg, PA 18360

SILVIUS, DENNIS R., dec'd.

Late of the Borough of Nazareth,
Northampton County, PA

Co-Executors: Todd Dennis
Silvius and Matthew Paul Silvius
c/o Robert A. Pinel, Esquire, Law
Offices of Robert A. Pinel, LLC,
1502 Center Street, Suite 201,
Bethlehem, PA 18018

Attorneys: Robert A. Pinel,
Esquire, Law Offices of Robert A.

Pinel, LLC, 1502 Center Street,
Suite 201, Bethlehem, PA 18018

SLINGER, RONALD E., dec'd.

Late of the Township of
Bethlehem, Northampton
County, PA

Administratrix: Paula M.
Neumann, 154 Bartley Road,
Long Valley, NJ 07853

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

STECKEL, SYLVIA A., dec'd.

Late of Walnutport, Northampton
County, PA

Personal Representative: Carolyn
Azar 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

TALHELM, DONALD L., dec'd.

Late of the Borough of Hellertown,
Northampton County, PA

Executrix: Karen T. Knauer
a/k/a Karen L. Knauer c/o
Bradford D. Wagner, Esquire,
662 Main Street, Hellertown, PA
18055-1726

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

**THOMAS, JAMES B. a/k/a JAMIE
B. THOMAS,** dec'd.

Late of Easton, Northampton
County, PA

Personal Representative: Jason
D. Morgan 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

THORNE, BERNICE E., dec'd.

Late of Lehigh Township,
Northampton County, PA

Administrator: Richard William
Thorne c/o Richard W. Shaffer,
Jr., Esquire, Prokup & Swartz,
7736 Main Street, Fogelsville, PA
18051

Attorneys: Richard W. Shaffer,
Jr., Esquire, Prokup & Swartz,
7736 Main Street, Fogelsville, PA
18051

THIRD PUBLICATION

BANDI, IRENE, dec'd.

Late of the Borough of Hellertown,
Northampton County, PA

Executrix: Linda E. Hilbert c/o
Christopher T. Spadoni, Esquire,
1413 Easton Ave., P.O. Box 522,
Bethlehem, PA 18018

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

**BEERS, ENOS a/k/a E. THOMAS
BEERS,** dec'd.

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

Executrix: Jennifer Marie Beers
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

BENNETT, DAVID A., dec'd.

Late of Upper Nazareth
Township, Northampton County,
PA

Executor: Joanne M. Ponak 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

DiPASQUALE, EVELYNDA N., dec'd.

Late of the City of Easton, Northampton County, PA
 Executrix: Nina Marie Kressley c/o Theresa Hogan, Esquire, 340 Spring Garden Street, Easton, PA 18042

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

HORSFIELD, DONNA C. a/k/a DONNA HORSFIELD, dec'd.

Late of the Borough of Hellertown, Northampton County, PA
 Executor: Daniel Shawn Horsfield c/o Theresa Hogan, Esquire, 340 Spring Garden Street, Easton, PA 18042

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

KATCHUR, MOLLIE, dec'd.

Late of Bethlehem, Northampton County, PA

Executor: Philip John Katchur c/o Keith W. Strohl, Esquire, Steckel and Stopp LLC, 125 S. Walnut Street, Suite 210, Slatington, PA 18080

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

KURONYA, BRUCE J., dec'd.

Late of Bethlehem Township, Northampton County, PA

Executrix: Joyce L. Kuronya 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

LAFAW, PATRICIA A., dec'd.

Late of Northampton, Northampton County, PA

Executor: Ronald J. Lafaw c/o Roxann R. Steelman, Esquire, Schoffstall Elder Law, 2987 Corporate Court, Suite 200, Orefield, PA 18069

Attorneys: Roxann R. Steelman, Esquire, Schoffstall Elder Law, 2987 Corporate Court, Suite 200, Orefield, PA 18069

MAYKUT, RITA L., dec'd.

Late of Hellertown, Northampton County, PA

Executor: Timothy John Maykut c/o David B. Schwartz, Esquire, 514 Fullerton Avenue, Suite 2, Whitehall, PA 18052

Attorney: David B. Schwartz, Esquire, 514 Fullerton Avenue, Suite 2, Whitehall, PA 18052

SHAPIRO, ROSALIND, dec'd.

Late of the City of Bethlehem, Northampton County, PA

Co-Executrices: Barbara S. Capece and Sharon Eve Nigito c/o Beth A. Knickerbocker, Esquire, 601 Stones Crossing, Suite A5, Easton, PA 18045

Attorney: Beth A. Knickerbocker, Esquire, 601 Stones Crossing, Suite A5, Easton, PA 18045

TINTLE, JAMES WILLIAMS, dec'd.

Late of Hanover Township, Northampton County, PA

Executrices: Meghan J. Tintle and Erynn Rebecca Mann c/o

Law Offices of Lawrence B. Fox, P.C., 1834 Pennsylvania Avenue, Allentown, PA 18109
Attorneys: Law Offices of Lawrence B. Fox, P.C., 1834 Pennsylvania Avenue, Allentown, PA 18109

WEIDER, DALE A., dec'd.

Late of Bethlehem, Northampton County, PA
Executor: Scott A. McEllroy c/o Christopher T. Spadoni, Esquire, 1413 Easton Ave., P.O. Box 522, Bethlehem, PA 18018
Attorney: Christopher T. Spadoni, Esquire, 1413 Easton Ave., P.O. Box 522, Bethlehem, PA 18018

NOTICE OF INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on January 3, 2025, for:

CATAMOUNT HUNTSMAN INC

having a registered office address of: 16 Centre Square, Apt. 2E, Easton, PA 18042.

The corporation has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Jan. 23

FICTITIOUS NAME

REGISTRATION NOTICE

Under the assumed or fictitious name, style of designation of:

WR SOLUTION SYNERGY

with its principal place of business at: 752 W. High St., Nazareth, PA 18064.

The names and addresses of all persons owning or interested in said business are: Waleska R. Ramirez Duran.

Jan. 23

**LIMITED LIABILITY COMPANY NOTICES
EVERGREEN CONSTRUCTION SOLUTIONS LLC**

Articles of Organization were filed with the Secretary of State of Pennsylvania (SSPA) on December 26, 2024. Office Location: Northampton County. SSPA has been designated as agent of LLC upon whom process may be served. SSPA shall mail a copy of any process against the LLC served upon him or her to the company c/o Evergreen Construction Solutions LLC, 216 E. Kleinhans St., Easton, PA 18042. Purpose: Any lawful acts.

Jan. 23

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:

THRIVE HAIR STUDIO, LLC

David J. Ceraul, Esquire
22 Market Street
Bangor, PA 18013

Jan. 23

**COURT OF COMMON PLEAS
NORTHAMPTON COUNTY
CIVIL DIVISION**

Carrington Mortgage Services, LLC
PLAINTIFF

vs.

Unknown Heirs, Successors,
Assigns and all Persons, Finns or associations claiming Right, title or Interest from or under Roxanne J. Lanzillotti, deceased and Natasha

Seiner, Known Heir of Roxanne J. Lanzillotti, deceased and Katarina Seiner, Known Heir of Roxanne J. Lanzillotti, deceased and Amanda Seiner, Known Heir of Roxanne J. Lanzillotti, deceased

DEFENDANTS

NO.: C-48-CV-2022-01452

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Unknown Heirs, Successors, Assigns and all Persons, Firms or associations claiming Right, title or Interest from or under Roxanne J. Lanzillotti, deceased, 3517 Windsor Court, Nazareth, PA 18064

Your house (real estate) at: 3517 Windsor Court, Nazareth, PA 18064, K6-5-43-0432, is scheduled to be sold at Sheriff's Sale at Northampton County Courthouse, 669 Washington Street, Easton, PA 18042 on April 11, 2025 at 10:00 A.M. to enforce the court judgment of \$334,407.98 obtained by Carrington Mortgage Services, LLC against you.

NOTICE OF OWNER'S RIGHTS YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

The sale will be cancelled if you pay back to Carrington Mortgage Services, LLC the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: (610) 278-6800.

PLEASE NOTE a Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 20 days after the filing of the schedule.

CHRISTOPHER A. DeNARDO, ESQUIRE PA I.D. No. 78447 SAMANTHA GABLE, ESQUIRE PA I.D. No. 320695 STEVEN PALMER, ESQUIRE PA I.D. No. 334553 LESLIE J. RASE, ESQUIRE PA I.D. No. 58365 HEATHER RILOFF, ESQUIRE PA I.D. No. 309906 KEVIN T. TONCZYCZYN, ESQUIRE PA I.D. No. 332616 ELIZABETH L. WASSALL, ESQUIRE PA I.D. No. 77788 JOSEPH L. LoCASTRO, IV, ESQUIRE PA I.D. No. 314973 LOGS LEGAL GROUP LLP

985 Old Eagle School Road Suite 514 Wayne, PA 19087 Telephone: (610) 278-6800 E-mail: pahelp@logs.com

FORMAL PROPOSAL FOR SOLICITOR

NORTH WHITEHALL TOWNSHIP North Whitehall Township Zoning Hearing Board Request Formal Proposal for Solicitor.

North Whitehall Township, which is a Township of the Second Class located in Lehigh County, Pennsylvania, is soliciting formal proposals for a Zoning Hearing Board Solicitor.

The Request for a Formal Proposal is available at the North Whitehall Township "Temporary" Township office located at 4110 Independence Drive, Suite 100, Schnecksville, PA 18078, between the hours of 7:30 A.M. and 5:00 P.M. (Monday to Thursday) OR by contacting Jeff Mouer, Director of Operations (610) 799-3411 OR at jmouer@northwhitehall.org.

All Formal Proposals must be received on or before 12:00 P.M. (Noon), Thursday February 6, 2025. Jan. 23, 30; Feb. 6

SHERIFF'S SALE OF VALUABLE REAL ESTATE

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on FEBRUARY 7, 2025, at ten o'clock a.m. in the COUNCIL CHAMBERS, THIRD FLOOR, of the Northampton County Government Center, within the City of Easton, County of Northampton and State of Pennsylvania.

PLEASE TAKE NOTICE that the sale price will include only the outstanding taxes certified to the Sheriff's Office. Any taxes not reported to the Sheriff are the responsibility of the purchaser.

No. C-48-CV-2019-01534

PEAK FINANCIAL PARTNERS

vs.

MIKELIN MARTINO, PERSONAL REPRESENTATIVE OF THE ESTATE OF ANTHONY J. MARTINO, DECEASED, UNKNOWN HEIRS, SUCCESSORS AND/OR ASSIGNS OF ANTHONY MARTINO, SR. a/k/a ANTHONY MARTINO, DECEASED, ANTHONY M. MARTINO, UNITED STATES OF AMERICA, MAREK TCHORZEWSKI, MIKELIN L. MARTINO

Property Address:

123 Eisenhower Boulevard, Roseto, PA 18013

UPI/Tax Parcel Number:

D9/16/5C/0128

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

TITLE TO SAID PREMISES is vested in Anthony Martino, Sr. a/k/a

Anthony Martino and Gloria Rita Martino a/k/a Gloria R. Martino, his wife, as tenants by the entireties, the first moiety, and Anthony J. Martino, the second moiety, by deed from Anthony Martino, Sr. a/k/a Anthony Martino and Gloria Rita Martino a/k/a Gloria R. Martino, his wife, as tenants by the entireties, the first moiety, and Anthony J. Martino, the second moiety, said deed recorded on June 27, 1995, in the Northampton County Recorder of Deeds office in Book 1995-1 at page 055748. The said Gloria Rita Martino died on March 19, 2019. And the said Anthony J. Martino departed this life on July 12, 2019.

THEREON BEING ERECTED a two-story split-level single residential dwelling with brick exterior/wood siding, shingle roof, attached three-car garage, in-ground pool, out building and mother-in-law suite.

No. C-48-CV-2019-11238

PENN'S FARMS CONDOMINIUM ASSOCIATION

vs.

McARTHUR A. PAULEMONT

Property Address:

124 Quaker Drive, Bethlehem, PA 18020

UPI/Tax Parcel Number:

M7NE3/1/91/0205

ALL THAT CERTAIN unit, designated as Unit HH-4, in the Penn's Farms Condominium situate in Bethlehem Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in McArthur Paulemont by deed from Jill R. Lucas, said deed recorded on July 19, 2007, in the Northampton County Recorder of Deeds office in Book 2007-1 at page 264303.

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

No. C-48-CV-2020-02360

MCLP ASSET COMPANY, INC.

vs.

ALLISON LIGUORI, KNOWN HEIR
OF JUDITH C.K. MANLEY,
DECEASED, UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS AND ALL
PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM
OR UNDER JUDITH C.K.
MANLEY, DECEASED

Property Address:

722 Porter St., Easton, PA 18042

UPI/Tax Parcel Number:

L9NE2B/5/5/0310

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

TITLE TO SAID PREMISES is vested in Judith C. K. Manley by deed from Bruce K. Herring and Judith C. Herring n/k/a Judith C. K. Manley, said deed recorded on September 17, 1996, in the Northampton County Recorder of Deeds office in Book 1996-1 at page 097609.

THEREON BEING ERECTED a three-story colonial-style half-double residential dwelling with brick exterior and shingle roof.

No. C-48-CV-2020-07040

NORTHAMPTON AREA
SCHOOL DISTRICT

vs.

MICHAEL T. MCKEEVER

Property Address:

1163 West Stateside Drive, Danielsville, PA 18038

UPI/Tax Parcel Number:

H3/13/7-1/0516

ALL THAT CERTAIN piece, parcel or tract of land along the west side of West Stateside Drive in Lehigh Township, Northampton County, Pennsylvania, being Lot No. 20 in the Development of "Spring Acres" as laid out by Richard C. Becker and Naomi J. Becker, his wife, in December, 1963, and recorded in Plan Book 19 at page 36 in Northampton County Records.

TITLE TO SAID PREMISES is vested in Michael T. McKeever by deed from Homestrech, LLC, said deed recorded on May 3, 2018, in the Northampton County Recorder of Deeds office in Book 2018-1 at page 086764.

THEREON BEING ERECTED a ranch-style residential mobile home with vinyl siding and shingle roof.

No. C-48-CV-2021-00470

BOROUGH OF BATH

vs.

ROBERT E. HAHR, JR.,
HEATHER HAHR

Property Address:

339 Green Street, Bath, PA 18014

UPI/Tax Parcel Number:

K6NW4C/13/15A/0503

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

TITLE TO SAID PREMISES is vested in Robert E. Hahr, Jr., and Heather Hahr by deed from John C. Kardelis and Maureen G. Kardelis, said deed recorded on October 17, 2014, in the Northampton County Recorder of Deeds office in Book 2014-1 at page 181904.

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

No. C-48-CV-2021-02676
BANGOR BOROUGH AUTHORITY
vs.
GISELLA HANDELONG

Property Address:
330 North 5th Street, Bangor, PA
18013

UPI/Tax Parcel Number:
D9SE4C/13/5/0102

ALL THAT CERTAIN message and tract of land situate in Bangor Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Gisella Handelong by deed from Thomas A. Iaderosa, said deed recorded on June 21, 2021, in the Northampton County Recorder of Deeds office in Book 2021-1 at page 206467.

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

No. C-48-CV-2021-08090
WILSON AREA SCHOOL DISTRICT
vs.

SANDRA ANN BONNEY
Property Address:
115 Spring Street, West Easton,
PA 18042

UPI/Tax Parcel Number:
L9SW3D/7/1/0835

ALL THAT CERTAIN house and lot or piece of ground situated on the north side of Spring Street in West Easton Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Sandra Ann Bonney by deed recorded on August 18, 2003, in the Northampton County Recorder of Deeds office in Book 2003-1 at page 335133.

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

No. C-48-CV-2021-08095
BANGOR BOROUGH AUTHORITY
vs.

ALISIA ANN FIORUCCI
Property Address:
432 South Main Street, Bangor,
PA 18013

UPI/Tax Parcel Number:
E9NE3A/10/8/0102

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

TITLE TO SAID PREMISES is vested in Alisia Ann Fiorucci by quitclaim deed from Chien Van Ngo and Alisia A. Fiorucci, said quitclaim deed recorded on January 31, 2013, in the Northampton County Recorder of Deeds office in Book 2013-1 at page 029162.

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

No. C-48-CV-2022-05871
NORTHERN LEHIGH
SCHOOL DISTRICT
vs.

RONALD ANTHONY
Property Address:
319 Washington Street, Walnut-
port, PA 18088

UPI/Tax Parcel Number:
J2SW1B/7/10/1033

ALL THAT CERTAIN message, tenement and tract of ground located in Walnutport Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Ronald Anthony by deed recorded on December 9, 2020, in the Northampton County Recorder of Deeds office in Book 2020-1 at page 338854.

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

No. C-48-CV-2023-05629

TOWNSHIP OF BETHLEHEM

vs.

WESLEY O. BULLOCK,
 AYEISHA L. EVANS

Property Address:

5007 Preakness Place, Bethlehem,
 PA 18020

UPI/Tax Parcel Number:

M8/9/12-56/0205

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

TITLE TO SAID PREMISES is vested in Wesley O. Bullock and Ayeisha L. Evans by deed from Daniel J. Dinelli and Gloria Dinelli, said deed recorded on July 14, 2021, in the Northampton County Recorder of Deeds office in Book 2021-1 at page 250713.

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

No. C-48-CV-2023-06433

CITIMORTGAGE, INC.

vs.

ERIC S. SCHALLER, NICOLE A.
 JOHNSON a/k/a NICOLE A.
 KEMOCK, IN HER CAPACITY AS
 GUARDIAN OF H. J. K., A MINOR

Property Address:

101 Ackerman Street, Hellertown,
 PA 18055

UPI/Tax Parcel Number:

Q7NW3D/2/7/0715

ALL THAT CERTAIN tract, parcel and message situate on the northwest corner of the intersection

of Ackerman Street and Washington Street in Hellertown Borough, Northampton County, Pennsylvania, and shown on the minor subdivision plan of Olga Donchez and Steven Franko as recorded in Plan Book 85 at page 180.

TITLE TO SAID PREMISES is vested in Eric S. Schaller by deed from Gary E. Leidich and Lisa J. Leidich, said deed recorded on June 1, 2007, in the Northampton County Recorder of Deeds office in Book 2007-1 at page 202198; title is also vested in Hunter James Kemock by deed from Nicole A. Johnson a/k/a Nicole A. Kemock, said deed recorded on March 15, 2018, in the Northampton County Recorder of Deeds office in Book 2015-1 at page 038040.

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

No. C-48-CV-2023-06449

TOWNSHIP OF BETHLEHEM

vs.

KATHALEEN J. SVANDA

Property Address:

1918 4th Street, Bethlehem, PA
 18020

UPI/Tax Parcel Number:

N7NE4/26/8/0205

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

TITLE TO SAID PREMISES is vested in Kathleen J. Svanda by deed recorded on September 3, 1982, in the Northampton County Recorder of Deeds office in Book 641 at page 349.

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

No. C-48-CV-2024-01768
FEDERAL HOME LOAN
MORTGAGE CORPORATION

vs.

RICHARD J. EMERLING,
DINA EMERLING

Property Address:

111 North Main Street, Bangor,
PA 18013

UPI/Tax Parcel Number:

E9NE2A/5/10/0102

ALL THAT CERTAIN message, piece or parcel of land situate in the First Ward of Bangor Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Richard J. Emerling and Dina Emerling, husband and wife, by deed from Richard J. Emerling and Dina Meggiolaro, said deed recorded on June 27, 2005, in the Northampton County Recorder of Deeds office in Book 2005-1 at page 237228.

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

No. C-48-CV-2024-05743
TRADITIONS OF AMERICA AT
HANOVER CONDOMINIUM
ASSOCIATION

vs.

NANCY A. WEST

Property Address:

6960 Constitution Drive,
Bethlehem, PA 18017

UPI/Tax Parcel Number:

L6/16/56/0214

ALL THAT CERTAIN unit in the property known, named and identified as Traditions of America at Hanover located in Hanover Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Nancy A. West by deed from TOA PA VI, L.P., said deed recorded on June 17, 2009, in the Northampton County Recorder of Deeds office in Book 2009-1 at page 152541.

THEREON BEING ERECTED an A-frame residential condominium with vinyl siding, shingle roof and attached two-car garage.

No. C-48-CV-2024-05889
PENNSYLVANIA HOUSING
FINANCE AGENCY

vs.

MICHAEL JOHN SHAW

Property Address:

415 Willow Road, Hellertown, PA
18055

UPI/Tax Parcel Number:

Q7SE4A/6/4/0715

ALL THAT CERTAIN message, tenement and lot or piece of land situate in Hellertown Borough, Northampton County, Pennsylvania, and being Lot No. 15, Block 6, on Map of Rentzheimer Farm Development, Section B, Mountainview, said Map dated March 25, 1946, and recorded in Map Book 11 at page 65.

TITLE TO SAID PREMISES is vested in Michael John Shaw by deed from Donald K. Lewis Trust, said deed recorded on September 13, 2021, in the Northampton County Recorder of Deeds office in Book 2021-1 at page 329990.

THEREON BEING ERECTED a two-story Cape Cod-style single residential dwelling with aluminum siding and shingle roof

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

Jan. 16, 23, 30