

**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****ALBERT, MARGARET ELAINE,** dec'd.

Late of the Borough of Pen Argyl, Northampton County, PA

Executors: David Keith Overdorf and Alison Roper Overdorf 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

**BRANLEY, BARBARA A.,** dec'd.

Late of Hanover Township, Northampton County, PA

Executrix: Katherine Strohl 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

**FETTERHOFF, JOYCE E.,** dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executors: Dale Russell Keck and Nancy Ellen Heller 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

**HAHN, ELLEN RUTH,** dec'd.

Late of the Borough of Danielsville, Northampton County, PA

Executors: James Earl Allen, Jr., 3235 Reeve Dr. W., Bethlehem, PA 18020 and Richard T. Allen, 408 Stones Crossing Rd., Easton, PA 18045

Attorneys: Steven D. Brown, Esquire, Spengler Brown Law Offices, 110 East Main Street, Bath, PA 18014

**KURONYE, JUDITH ANN,** dec'd.

Late of the City of Bethlehem, Northampton County, PA

Administratrix: Ms. Karen Lynn Holzer c/o Robert A. Nitchkey, Jr., Esquire, 730 Washington Street, Easton, PA 18042

Attorney: Robert A. Nitchkey, Jr., Esquire, 730 Washington Street, Easton, PA 18042

**NYE, SANDRA J.,** dec'd.

Late of Bethlehem, Northampton County, PA

Administratrix: Debra Louise Thompson c/o Scott R. Steirer, Esquire, Pierce & Steirer, LLC, 124 Belvidere Street, Nazareth, PA 18064

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

**O'CONNELL, THOMAS JOHN,** dec'd.

Late of Bethlehem Township,  
Northampton County, PA

Executrix: Casey Lynn Stewarts  
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

**PASTERNAK, BETTY L.,** dec'd.

Late of 175 West North Street,  
Nazareth, Northampton County,  
PA

Executor: Richard D. Pasternak  
Attorney: Richard L. Newman,  
Esquire, Park Terrace, 275 S.  
Main Street, Doylestown, PA  
18901

**REEMSNYDER, DONNA M.,** dec'd.

Late of the Borough of Nazareth,  
Northampton County, PA

Executrix: Amy Suzanne Blair  
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

**RODGERS, HARRY C., JR.,** dec'd.

Late of Hanover Township,  
Northampton County, PA

Executor: Nelson Edward Long,  
III c/o Larry R. Roth, Esquire,  
The Roth Law Firm, 123 N. 5th  
St., Allentown, PA 18102

Attorneys: Larry R. Roth,  
Esquire, The Roth Law Firm, 123  
N. 5th St., Allentown, PA 18102

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

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

Administratrix: Lauren Ashley  
Rowe 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

**SCHALK, SUSAN L.,** dec'd.

Late of the Township of Bushkill,  
Northampton County, PA

Executrix: Andrea M. Beers 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

**SEARFASS, JANET H.,** dec'd.

Late of Northampton County, PA

Executrix: Lynn M. Romig c/o  
Carolyn Frisoli Furst, Esquire,  
Reich & Furst Law Offices, 121  
N. Cedar Crest Blvd., Ste. B,  
Allentown, PA 18104

Attorneys: Carolyn Frisoli Furst,  
Esquire, Reich & Furst Law  
Offices, 121 N. Cedar Crest  
Blvd., Ste. B, Allentown, PA  
18104

**SUPERS, CRAIG L.,** dec'd.

Late of the Township of Bushkill,  
Northampton County, PA

Administratrix: Lillian G. Supers  
c/o Goudsouzian & Associates,  
2940 William Penn Highway,  
Easton, PA 18045-5227

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

**VILLANUEVA, MARIA M.,** dec'd.

Late of Northampton County, PA

Executor: William Nicholas  
Argeros c/o Barbara L.

Hollenbach, Esquire, Norris McLaughlin, P.A., 515 West Hamilton Street, Suite 502, Allentown, PA 18101

Attorneys: Barbara L. Hollenbach, Esquire, Norris McLaughlin, P.A., 515 West Hamilton Street, Suite 502, Allentown, PA 18101

**ZAVITSANOS, PETER SOCRATES,** dec'd.

Late of the Borough of Wilson, Northampton County, PA  
Executrix: Katherine R. Vayda, 50 Spring Valley Rd., Easton, PA 18042

Attorneys: Steven D. Brown, Esquire, Spengler Brown Law Offices, 110 East Main Street, Bath, PA 18014

**SECOND PUBLICATION**

**ALTEMOSE, LeROY A., SR.,** dec'd.

Late of Wind Gap Borough, Northampton County, PA

Executor: David A. Altamose 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

**CONNELL, DENNIS RAYMOND,** dec'd.

Late of Bethlehem, Northampton County, PA

Personal Representative: Paul A. McGinley c/o Stuart T. Shmookler, Esquire, Gross McGinley, LLP, 33 S. 7th Street, P.O. Box 4060, Allentown, PA 18105-4060

Attorneys: Stuart T. Shmookler, Esquire, Gross McGinley, LLP, 33 S. 7th Street, P.O. Box 4060, Allentown, PA 18105-4060

**CRESSMAN, R. ALLEN,** dec'd.

Late of the Borough of Nazareth, Northampton County, PA

Administratrix: Jennifer Lynn Bertrand c/o Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045

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

**JOHNSON, ALFORD GILMORE, JR.,** dec'd.

Late of the Township of Forks, Northampton County, PA

Executor: Alford G. Johnson, III 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

**McGARR, PALMINIA M.,** dec'd.

Late of Wilson Borough, Northampton County, PA

Executor: James Martin Connell, Esquire, 251 East Broad Street, Bethlehem, PA 18018

Attorney: James Martin Connell, Esquire, 251 East Broad Street, Bethlehem, PA 18018

**MEDENCE, RITA M.,** dec'd.

Late of North Catasauqua, Northampton County, PA

Personal Representative: Mark J. Medence c/o Robert B. Roth, Esquire, The Roth Law Firm, P.O. Box 4355, Allentown, PA 18105

Attorneys: Robert B. Roth, Esquire, The Roth Law Firm, P.O. Box 4355, Allentown, PA 18105

**NEGRAO, JOSEPH O.,** dec'd.

Late of Northampton County, PA  
 Co-Executors: Neusa Soares  
 Negrao and Joseph Charles  
 Negrao 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

**NEITH, ANNA MAE,** dec'd.

Late of the Borough of Hellertown,  
 Northampton County, PA  
 Executrix: Carol A. Coppie 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

**PYSHER, JOHN N.,** dec'd.

Late of the Borough of East  
 Bangor, Northampton County,  
 PA  
 Executrix: Stacy Jo Pysher c/o  
 Nancy T. Schneiderman,  
 Esquire, 2704 William Penn  
 Highway, P.O. Box 3443, Easton,  
 PA 18043  
 Attorney: Nancy T.  
 Schneiderman, Esquire, 2704  
 William Penn Highway, P.O. Box  
 3443, Easton, PA 18043

**RECKER, JOSEPH F., III,** dec'd.

Late of Northampton, North-  
 ampton County, PA  
 Administratrix: Jill A. Recker c/o  
 Mark C. Van Horn, Esquire, 147  
 N. 10th Street, Allentown, PA  
 18102  
 Attorney: Mark C. Van Horn,  
 Esquire, 147 N. 10th Street,  
 Allentown, PA 18102

**THIRD PUBLICATION****BROWER, ANNE C. a/k/a ANNE  
T. BROWER,** dec'd.

Late of the City of Bethlehem,  
 Northampton County, PA  
 Executor: Stephen T. Brower c/o  
 April L. Cordts, Esquire, 391  
 Nazareth Pike, Bethlehem, PA  
 18020  
 Attorney: April L. Cordts,  
 Esquire, 391 Nazareth Pike,  
 Bethlehem, PA 18020

**CORCORAN, DENNIS C.,** dec'd.

Late of Williams Township,  
 Northampton County, PA  
 Administrator: Thomas Christian  
 c/o Goudsouzian & Associates,  
 2940 William Penn Highway,  
 Easton, PA 18045-5227  
 Attorneys: Goudsouzian &  
 Associates, 2940 William Penn  
 Highway, Easton, PA 18045-  
 5227

**FREEMAN, DOROTHY JEAN,**  
dec'd.

Late of Hellertown, Northampton  
 County, PA  
 Personal Representative: Jill  
 Diane Csekitz c/o Kirby G.  
 Upright, Esquire, King Spry  
 Herman Freund & Faul LLC,  
 One West Broad Street, Suite  
 700, Bethlehem, PA 18018  
 Attorneys: Kirby G. Upright,  
 Esquire, King Spry Herman  
 Freund & Faul LLC, One West  
 Broad Street, Suite 700,  
 Bethlehem, PA 18018

**HARTMAN, PAULINE M.,** dec'd.

Late of the City of Bethlehem,  
 Northampton County, PA  
 Executrix: Mary Fenelli 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

**KANYUK, CATHERINE**, dec'd.

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

Executrix: Loretta C. Kanyuk 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

**LIGHTFOOT, VICTOR C., JR.**, dec'd.

Late of the Township of Forks, Northampton County, PA

Executrix: Kimberly Ann Lightfoot 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

**TAYLOR, DOROTHY ZUG**, dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executor: Martin Mayor Zug 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

**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, on or about August 29, 2023, 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:

**JMEB PROPERTIES LLC**

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

Sept. 21

NOTICE IS HEREBY GIVEN that the Certificate of Organization has been filed with the Department of State of the Commonwealth of Pennsylvania, in Harrisburg, Pennsylvania under the provisions of the Pennsylvania Uniform Limited Liability Company Act of 2016, approved November 21, 2016, Nov. 21, P.L. 1328, No. 170. The name of the Limited Liability Company is:

**PACIFICO WELLNESS, LLC**

The Certificate of Organization was filed on September 7, 2023.

DAVID R. GORDON, ESQUIRE  
1883 Jory Road  
Pen Argyl, PA 18072

Sept. 21

**NOTICE OF DISSOLUTION**

NOTICE IS HEREBY GIVEN that **Falcinelli, D.F. Inc.**, a Pennsylvania corporation, having its principal office at 60 North 2nd Street, Easton, PA 18042 intends to file Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania, pursuant to and in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988, as amended, and that the said corporation is winding up its affairs in the manner prescribed by said law, so that its corporate existence shall be terminated upon the filing of the Articles of Dissolution with the Department of State.

FITZPATRICK LENTZ &  
BUBBA, P.C.

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

Sept. 21

**NOTICE FOR CHANGE OF NAME**

NOTICE IS HEREBY GIVEN that on August 16, 2023, the petition of Catherine DiGesu was filed in Northampton County Courthouse of common Pleas at No. C-48-CV-2023-006103, seeking to change the names of minor children from Gianna Quetasia Settles to Gianna Quetasia DiGesu and Amari Antonio Settles to Amari Antonio DiGesu. The court has fixed Monday, October 16, 2023 at 9:00 a.m., in the motions courtroom at the Northampton County Courthouse as the date for hearing of the petition. All persons interested in the proposed change of the name may appear and show cause, if any they have, why the prayer of the petitioner should not be granted.

Sept. 21

**NOTICE OF ADMINISTRATIVE  
SUSPENSION**

NOTICE IS HEREBY GIVEN that Paul C. Hensel of Northampton County has been Administratively Suspended by Order of the Supreme Court of Pennsylvania dated August 9, 2023, pursuant to Rule 219, Pa. R.D.E., which requires that all attorneys admitted to practice in any court of this Commonwealth must pay an annual assessment of \$275.00. The Order became effective September 8, 2023.

Suzanne E. Price  
Attorney Registrar  
The Disciplinary Board of the  
Supreme Court of Pennsylvania  
Sept. 21

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

IN DIVORCE  
ERNESTO A. FRANCOIS

Plaintiff

v.

LUZ ELENIA GERENA

Defendant

**NO. 2022-8647**

NOTICE TO DEFEND  
AND CLAIM RIGHTS  
COMPLAINT IN DIVORCE

To: Luz Elenia Gerena

You have been sued in Court. 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 the court may enter a decree in divorce or an annulment 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 of your children.

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 PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

LAWYER REFERRAL SERVICE  
Northampton County  
Bar Association  
P.O. Box 4733  
Easton, PA 18043-4733  
(610) 258-6333

JOHN D. LYCHAK, ESQUIRE  
LAW OFFICES OF  
JOHN D. LYCHAK, P.C.  
Attorneys for Plaintiff

60 W. Broad Street  
Suite 98  
Bethlehem, PA 18018  
(610) 865-1195

Sept. 21

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

Reverse Mortgage  
Funding LLC

PLAINTIFF

vs.

Christopher Stephen Simon, Known  
Heir of Andre L. Simon, Deceased  
and Erika Muschert, Known Heir of  
Andre L. Simon, Deceased and  
Andre D. Simon, Known Heir of  
Andre L. Simon, Deceased and  
Unknown Heirs, Successors,  
Assigns and All Persons, Firms or  
Associations Claiming Right, Title or  
Interest From or Under Andre L.  
Simon, Deceased

DEFENDANTS

**NO.: C-48-CV-2023-01156**

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 Andre  
L. Simon, deceased; 409 East  
Washington Avenue, Bethlehem,  
PA 18017

Your house (real estate) at: 409  
East Washington Avenue, Bethlehem,

PA 18017, parcel ID: N6SE2D 2 11  
0204 is scheduled to be sold at  
Sheriff's Sale at Northampton County  
Courthouse, 669 Washington Street,  
Easton, PA 18042, on December 8,  
2023 at 10:00 A.M. to enforce the  
court judgment of \$265,029.59  
obtained by Reverse Mortgage  
Funding 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 Reverse Mortgage  
Funding 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: LOGS Legal Group, LLP.,  
(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 accor-  
dance with the schedule unless  
exceptions are filed thereto within 20  
days after the filing of the schedule.

Sept. 21

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

WELLS FARGO BANK, N.A.

Plaintiff

vs.

Richard J. Menegus (deceased);  
Unknown Heirs, and/or  
Administrators to the Estate of  
Richard J. Menegus  
Defendants

**NO.: C-48-CV-2023-03534**

NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE

TO: Unknown Heirs, and/or Administrators to the Estate of Richard J. Menegus

You are hereby notified that Plaintiff, Wells Fargo Bank, N.A., filed an Action in Mortgage Foreclosure endorsed with a Notice to Defend, in the Court of Common Pleas of Northampton County, Pennsylvania, docketed to No. C-48-CV-2023-03534, seeking to foreclose the mortgage secured by the real estate located at 2800 Middletown Road, Bethlehem, PA 18020.

A copy of the Action in Mortgage Foreclosure will be sent to you upon request to the Attorney for the Plaintiff, Manley Deas Kochalski LLC, 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  
Lawyer Referral Service (ARIS)  
P.O. Box 4733  
Easton, PA 18043-4733  
(610) 258-6333

Sept. 21

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

IN RE: PETITION OF CAREER INSTITUTE OF TECHNOLOGY FOR APPROVAL OF PRIVATE SALE OF LAND TOTALING APPROXIMATELY .25 ACRES AND BUILDINGS THEREON LOCATED AT 536 CYPRESS LANE, EASTON, NORTHAMPTON COUNTY, PENNSYLVANIA  
**NO. 6376 OF 2023**  
PUBLIC NOTICE

All parties interested are notified that the Career Institute of Technology desires to sell improved real property consisting of .25 total acres located at 536 Cypress Lane, Easton, Northampton County, Pennsylvania, Parcel ID #L9NE1 8 1-20 0311E, by private sale for the purchase price of \$405,500.00 and has filed a Petition for Approval of Private Sale of Land in the Court of Common Pleas of Northampton County.

All parties interested are notified that a hearing on the Petition for Approval of Private Sale of Land is scheduled for September 27, 2023 at 9:00 a.m. in a courtroom to be determined by the Court of Common Pleas of Northampton County, located at 669 Washington Street, Easton, Pennsylvania. Any party interested shall appear to be heard and shall report to Court Administration prior to the hearing time to receive an assigned courtroom number.

Sept. 7, 14, 21

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

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on OCTOBER 6, 2023, 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-2019-08409**

BARCLAYS MORTGAGE TRUST  
2021-NPL1, MORTGAGE-BACKED  
SECURITIES, SERIES 2021-NPL1

vs.

SAMUEL G. WILLIAMS

**Property Address:**

608 Abbe Court, Freemansburg,  
PA 18017

**UPI/Tax Parcel Number:**

N7/2/65/0212

ALL THAT CERTAIN tract of land located in Freemansburg Borough, Northampton County, Pennsylvania, known as Lot No. 82 as shown on the "Development Plan Final" of Eastgate Townhomes as prepared by F & M Associates, Inc., said plan recorded on June 9, 1989, in Map Book 89 at page 86.

TITLE TO SAID PREMISES is vested in Samuel G. Williams by deed from Patrick H. Garren and Tanya N. Garren, his wife, said deed recorded on April 3, 2006, in the Northampton County Recorder of Deeds Office in Book 2006-1 at page 129747.

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

**No. C-48-CV-2019-12194**

LAKEVIEW LOAN SERVICING, LLC

vs.

DIODORO FANTAUZZI SOTO,  
LOURDES M. FANTAUZZI a/k/a  
LOURDES MILAGROS FANTAUZZI

**Property Address:**

3030 Bard Street, Bethlehem, PA  
18017-3302

**UPI/Tax Parcel Number:**

M7SW4/4/4/0204

ALL THAT CERTAIN messuage or tenement and lot or piece of ground situate in the Fourteenth Ward of Bethlehem City, Northampton County, Pennsylvania, being Lot No. 123 on Plan of East Hill Section 6, which plan is recorded in Map Book 13 at page 48.

TITLE TO SAID PREMISES is vested in Lourdes Milagros Fantauzzi, unmarried, and Diodoro Fantauzzi Soto, married, by deed from Campbell Real Estate Holdings, LLC, said deed recorded August 3, 2018, in the Northampton County Recorder of Deeds Office in Book 2018-1 at page 165470.

THEREON BEING ERECTED a bi-level single residential dwelling with aluminum siding and brick exterior, shingle roof and one-car garage.

**No. C-48-CV-2022-02259**

ROCKET MORTGAGE, LLC f/k/a

QUICKEN LOANS, LLC f/k/a

QUICKEN LOANS, INC.

vs.

FREDERICK P. BAER,  
INDIVIDUALLY AND AS HEIR OF  
LOUISE C. BAER, ANDREW BAER,  
KNOWN HEIR OF LOUISE C.

BAER, EMILY KITT,  
KNOWN HEIR OF LOUISE C.  
BAER, SARAH BAER, KNOWN  
HEIR OF LOUISE C. BAER,  
UNKNOWN HEIRS OF THE  
ESTATE OF LOUISE C.

BAER, DECEASED

**Property Address:**

605 Line Street, Easton, PA 18042

**UPI/Tax Parcel Number:**

M9NE1C/7/1/0310

ALL THAT CERTAIN lot or piece of ground situate on the north side of Line Street in Easton City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Frederick P. Baer and Louise C. Baer by deed from Frederick P. Baer, said deed recorded on August 23, 2012, in the Northampton County Recorder of Deeds Office in Book 2012-1 at page 198945. The said Louise C. Baer departed this life on November 27, 2019.

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

**No. C-48-CV-2022-02796**

WELLS FARGO BANK, N.A.

vs.

JOSHUA VAN DOREN a/k/a

JOSHUA VANDOREN,

HEIR OF ROBERT R. VAN DOREN

a/k/a ROBERT R. VANDOREN,

DECEASED, SHANNON BEAVAN,

HEIR OF ROBERT R. VAN DOREN

a/k/a ROBERT R. VANDOREN,

DECEASED, UNKNOWN HEIRS,

SUCCESSORS, ASSIGNS AND ALL

PERSONS, FIRMS OR

ASSOCIATIONS CLAIMING RIGHT,

TITLE OR INTEREST FROM OR

UNDER ROBERT R. VAN DOREN

a/k/a ROBERT R. VANDOREN,

DECEASED

**Property Address:**

1200 Blair Street, Easton, PA 18045

**UPI/Tax Parcel Number:**

M8NE3/40/11/0324

ALL THAT CERTAIN tract or piece of land, together with the improvements thereon erected, situated in Palmer Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Robert R. Vandoren, unmarried, by deed from Robert R. Van Doren, sole trustee of the Robert R. and Eileen M. Henry-Van Doren Family Trust Dated November 21, 2011, said deed recorded on February 10, 2017, in the Northampton County Recorder of Deeds Office in Book 2017-1 at page 032025. The said Robert R. Van Doren departed this life on or about February 11, 2021.

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

**No. C-48-CV-2022-04320**

DEUTSCHE BANK

NATIONAL TRUST COMPANY,

AS TRUSTEE ET AL.

vs.

MICHAEL SICKELS, HEIR OF ROBERT C. SICKELS, DECEASED,

STEVEN BOWEN, HEIR OF

ROBERT C. SICKELS, DECEASED,

JEAN SICKELS, HEIR OF ROBERT

C. SICKELS, DECEASED,

UNKNOWN HEIRS, SUCCESSORS,

ASSIGNS AND ALL PERSONS,

FIRMS OR ASSOCIATIONS

CLAIMING RIGHT, TITLE OR

INTEREST FROM OR UNDER

ROBERT C. SICKELS, DECEASED

**Property Address:**

209 Old Forge Drive, Bath, PA 18014

**UPI/Tax Parcel Number:**

K6NW4B/1/25/0503

ALL THAT CERTAIN tract of land situate in Section No. 1 of Old Forge Estates in Bath Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Robert C. Sickels by deed from Robert C. Sickels and Eleanor J. Sickles, husband and wife, said deed recorded on February 2, 2004,

in the Northampton County Recorder of Deeds Office in Book 2004-1 at page 37953. And the said Robert C. Sickels departed this life on October 10, 2019.

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

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**No. C-48-CV-2022-04517**

FREEDOM MORTGAGE  
CORPORATION

vs.

UNKNOWN HEIRS OF ROBERT N.  
BOGART, DECEASED

***Property Address:***

3306 Oakland Road, Bethlehem,  
PA 18020

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

M7NW3/8/3/0205

ALL THAT CERTAIN message, tenement and lot or piece of land situate in Bethlehem Township, Northampton County, Pennsylvania, being Lot No. 11 on an unrecorded Plan of Santee Acres.

TITLE TO SAID PREMISES is vested in Robert N. Bogart by deed from Robert N. Bogart and Angeline O. Bogart, husband and wife, said deed recorded on September 13, 2016, in the Northampton County Recorder of Deeds Office in Book 2016-1 at page 194396. The said Robert N. Bogart died on May 22, 2021.

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

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**No. C-48-CV-2022-04993**

FREEDOM MORTGAGE  
CORPORATION

vs.

MICHAEL D. NICE

***Property Address:***

4009 Donegal Drive, Bethlehem,  
PA 18020

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

M7SE1/32/15/0205

ALL THAT CERTAIN lot or parcel of land situate on the north side of Donegal Drive in Bethlehem Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Michael D. Nice by deed from Benigno Santiago and Maritza Santiago, said deed recorded on April 21, 2016, in the Northampton County Recorder of Deeds Office in Book 2016-1 at page 073632.

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

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**No. C-48-CV-2022-06007**

WELLS FARGO BANK,  
NATIONAL ASSOCIATION,  
AS TRUSTEE ET AL.

vs.

TAMIE S. MAMUZICH f/k/a TAMIE  
S. GILBERT, THOMAS J. GILBERT

***Property Address:***

3201 Vermont Street, Easton, PA  
18045

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

M8NE3/4/2/0324

ALL THAT CERTAIN lot, tract or parcel of land and premises, hereditaments and appurtenances situate in Palmer Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Thomas J. Gilbert and Tamie S. Gilbert, husband and wife, by deed from Thomas J. Gilbert and Tamie S. Mamuzich, n/b/m Tamie S. Gilbert, said deed recorded on November 26, 2002, in the Northampton County Recorder of Deeds Office in Book 2002-1 at page 332495.

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

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**No. C-48-CV-2022-07212**

U.S. BANK TRUST NATIONAL  
ASSOCIATION ET AL.

vs.

JODY L. BENNETT,  
MARLENE BENNETT

**Property Address:**

12 South Westbrook Avenue, Pen  
Argyl, PA 18072

**UPI/Tax Parcel Number:**

E8NE2B/8/14/0625

ALL THAT CERTAIN lot or parcel of land, with the improvements erected thereon, situate in Pen Argyl Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Jody L. Bennett, married, by deed from Jody L. Bennett, single, said deed recorded on July 20, 2015, in the Northampton County Recorder of Deeds Office in Book 2015-1 at page 135984.

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

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**No. C-48-CV-2022-08366**

HABITAT FOR HUMANITY OF THE  
LEHIGH VALLEY, INC.

vs.

STEPHANIE MATHIS

**Property Address:**

710 Hayes Street, Bethlehem, PA  
18105

**UPI/Tax Parcel Number:**

P6SE2D/22/3B/0204

ALL THAT CERTAIN parcel or tract of land situated in Bethlehem City, Northampton County, Pennsylvania, in accordance with a plan entitled "Preliminary/Final 710 Hayes Street,

Minor Subdivision, Veranda Real Estate", said plan prepared by Ott Consulting, Inc., and last revised on March 7, 2005.

TITLE TO SAID PREMISES is vested in Stephanie Mathis by deed from Habitat For Humanity of the Lehigh Valley, Inc., said deed recorded on August 7, 2007, in the Northampton County Recorder of Deeds Office in Book 2007-1 at page 289652.

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

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**No. C-48-CV-2022-09019**

US BANK TRUST NATIONAL  
ASSOCIATION NOT IN ITS  
INDIVIDUAL CAPACITY BUT  
SOLELY AS OWNER TRUSTEE  
FOR VRMTG ASSET TRUST

vs.

STEVE D'ANGELO, JR.

**Property Address:**

4321 Bedford Drive, Bethlehem,  
PA 18020

**UPI/Tax Parcel Number:**

M7NE3/3/8/0205

ALL THAT CERTAIN tract of land, with improvements thereon, situated in Bethlehem Township, Northampton County, Pennsylvania, known as Lot No. 25 as shown on Sheet 1 of 1 of a Final Subdivision/Land Development Plan of William Penn Plaza, dated November 5, 1996, and last revised March 18, 1997, by Showalter & Associates.

TITLE TO SAID PREMISES is vested in Steve D'Angelo, Jr., by deed from Rondel Development Corporation at William Penn Plaza, Inc., said deed recorded on June 3, 1999, in the Northampton County Recorder of Deeds Office in Book 1999-1 at page 081996.

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

**No. C-48-CV-2022-09180**

SPECIALIZED LOAN  
SERVICING, LLC  
vs.

DONALD M. MERCOVICH a/k/a  
DONALD MICHAEL MERCOVICH,  
INDIVIDUALLY AND AS  
EXECUTOR AND HEIR OF THE  
ESTATE OF JANET THOMPSON,  
UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS AND ALL PERSONS,  
FIRMS OR ASSOCIATION  
CLAIMING RIGHT, TITLE OR  
INTEREST FROM OR UNDER  
JANET THOMPSON

**Property Address:**

3933 Rutland Road, Bethlehem,  
PA 18020-4537

**UPI/Tax Parcel Number:**

N7NE3/5/25/0205

ALL THAT CERTAIN lot or parcel of land situate along the northerly side of Rutland Road between Hampton Road and Washington Street in Bethlehem Township, Northampton County, Pennsylvania, being Lot Number 25, Block E, as shown on Plan of Birchwood Farm according to a survey made by Leonard M. Fraivilig Co., Engineers.

TITLE TO SAID PREMISES is vested in Donald M. Mercovich and Janet Thompson by deed from Ann S. Bradley, said deed recorded on November 8, 2012, in the Northampton County Recorder of Deeds Office in Book 2012-1 at page 368033. The said Janet Thompson died on or about January 16, 2020.

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

**No. C-48-CV-2022-09289**

FREEDOM MORTGAGE  
CORPORATION

vs.

KIMBERLY HNASKO a/k/a  
KIMBERLY HOLMES a/k/a  
KIMBERLY B. HOLMES,  
JAMES HOLMES a/k/a  
JAMES G. HOLMES

**Property Address:**

308 Jubilee Drive, Easton, PA  
18040

**UPI/Tax Parcel Number:**

J8/8/10U/0429

ALL THAT CERTAIN piece, parcel or tract of land situate in Stockertown Borough, Northampton County, Pennsylvania, shown as Lot 68 on the Final Plan of Long Meadows as recorded in Map Book 1998-5 at pages 131-132.

TITLE TO SAID PREMISES is vested in James Holmes and Kimberly Holmes by deed from Michael S. East and Krista K. East, said deed recorded on February 23, 2018, in the Northampton County Recorder of Deeds Office in Book 2018-1 at page 034228.

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

**No. C-48-CV-2023-02014**

THIRD FEDERAL SAVINGS &  
LOAN ASSOCIATION OF  
CLEVELAND

vs.

LANCE C. YEAKEL

**Property Address:**

937 Jacoby Creek Road, Mount  
Bethel, PA 18343

**UPI/Tax Parcel Number:**

C11/12/2A/0131

ALL THAT CERTAIN message, tenement and lot or parcel of land

situated in Upper Mount Bethel Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Lance C. Yeakel, unmarried, by deed from Lance C. Yeakel, Executor of the Estate of Roberta S. Yeakel a/k/a Roberta S. Yeakel-Cody, deceased, said deed recorded on October 6, 2020, in the Northampton County Recorder of Deeds Office in Book 2020-1 at page 257235.

THEREON BEING ERECTED a Cape Cod-style single residential dwelling with aluminum siding and stone façade, 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

Sept. 14, 21, 28