

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**ALEXANDER, FRANK A.,** dec'd.

Late of Bethlehem, Northampton County, PA

Executrix: Donna R. Alexander c/o Judith A. Harris, Esquire, Norris McLaughlin, P.A., 515 West Hamilton Street, Suite 502, Allentown, PA 18101

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

CAAL, GARY, dec'd.

Late of the Borough of Bangor, Delaware County, PA

Administratrix: Elena Caal 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

ERDIE, MARTHA MARIE, dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Executrix: Linda Marie Myers 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

FOREMAN, RUTH E., dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executor: Steven D. Foreman c/o James R. Fiorentino, Esquire, 3464 Mountainview Circle, Bethlehem, PA 18017

Attorney: James R. Fiorentino, Esquire, 3464 Mountainview Circle, Bethlehem, PA 18017

KOCH, RICHARD ALLEN, SR., dec'd.

Late of Bethlehem, Northampton County, PA

Administratrix: Deborah Ann Koch 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

LEIBENSPERGER, JOHN N., dec'd.

Late of Bethlehem, Northampton County, PA

Executrix: Kim S. Hitchings 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

MILLOVISCH, LEROY T., dec'd.

Late of the Borough of Bangor, Northampton County, PA

Co-Administrators: Frederick E. Boettinger and Patty Ann Aunchman
 Attorney: David J. Ceraul, Esquire, 22 Market Street, P.O. Box 19, Bangor, PA 18013-0019

MINORICS, GABOR F., dec'd.

Late of Forks Township, Northampton County, PA
 Executrix: Holly J. Ahart, 201 Pershing Ave., Phillipsburg, NJ 08865
 Attorney: Ralph J. Bellafatto, Esquire, 4480 William Penn Highway, Easton, PA 18045

MUSCHLITZ, DOROTHY E., dec'd.

Late of the Township of Williams, Northampton County, PA
 Executor: Ronald David Muschlitz 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

PENCE, RUTH ELIZABETH a/k/a

RUTH C. PENCE, dec'd.
 Late of Bethlehem, Northampton County, PA
 Executrix: Cynthia J. Boyer 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

SMOLICK, DOLORES E., dec'd.

Late of Allentown, Lehigh County, PA
 Executrix: Deborah J. Garger, 33 Eastfield Road, Hummelstown, PA 17036
 Attorney: Andrew M. Kuzma, Esquire, 200 N. Second Avenue, Elizabeth, PA 15037

STETTLER, DAVID J., dec'd.

Late of Lehigh Township, Walnutport, Northampton County, PA
 Executrix: Andrea L. Stettler 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

TASICK, GERARDINA J., dec'd.

Late of the Township of East Allen, Northampton County, PA
 Executor: Nigel Taylor, 3415 East Forest Lake Drive, Sarasota, FL 34232
 Attorney: John L. Obrecht, Esquire, 1731 Main Street, Northampton, PA 18067-1544

WEBER, JOHN W., dec'd.

Late of the Township of Moore, Northampton County, PA
 Executrix: A. Cynthia Weber c/o Joshua D. Shulman, Esquire, Shulman Law Office PC, 419 Delaware Avenue, P.O. Box 157, Palmerton, PA 18071
 Attorneys: Joshua D. Shulman, Esquire, Shulman Law Office PC, 419 Delaware Avenue, P.O. Box 157, Palmerton, PA 18071

SECOND PUBLICATION

CARLIN, CHARLES CREIGHTON, IV, dec'd.

Late of Bethlehem, Northampton County, PA
 Administratrix: Sarah Carlin Roe 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

EACOVALLE, LOUIS MARK, JR.,

dec'd.

Late of Forks Township, Northampton County, PA

Executrix: Gina Evans, 417 Maxwell Drive, Stewartsville, NJ 08886

Attorneys: Brad M. Russo, Esquire, Russo Law Offices, LLC, 633 Belvidere Road, Phillipsburg, NJ 08865

FRANYA, DAVID M., dec'd.

Late of the Borough of Walnutport, Northampton County, PA

Executrix: Arlene Wolfe, 1207 Myrtle Road, Walnutport, PA 18088

Attorney: Richard D. Director, Esquire, 7619 Tilghman Street, Allentown, PA 18106

FREYLING, GREGG A., dec'd.

Late of Bethlehem Township, Northampton County, PA

Executrix: Mary Beth Mareello c/o Michael J. Righi, Esquire, Bitler Law, P.C., 3115 Main Street, Birdsboro, PA 19508-8319

Attorneys: Michael J. Righi, Esquire, Bitler Law, P.C., 3115 Main Street, Birdsboro, PA 19508-8319

GILMAN, CHARLES MARVIN,

dec'd.

Late of the City of Easton, Northampton County, PA

Administratrix: Tracy Marie Ballengee c/o Lisa M. Spitale, Esquire, 680 Wolf Avenue, Easton, PA 18042

Attorney: Lisa M. Spitale, Esquire, Spitale Vargo Madsen & Blair, 680 Wolf Avenue, Easton, PA 18042

GORDON, JOAN S., dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executrix: Christine G. Gonzalez c/o George M. Vasiliadis, Esquire, Vasiliadis Pappas Associates, LLC, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020

Attorneys: George M. Vasiliadis, Esquire, Vasiliadis Pappas Associates, LLC, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020

HEFFELFINGER, CAROLANN E.,

dec'd.

Late of Lehigh Township, Danielsville, Lehigh County, PA

Executor: Jeffrey W. Heffelfinger 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

KOZLOWSKI, JEAN K., dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Executrix: Lynn C. Kozlowski Stone, 10410 East Prince Road, Tucson, AZ 85749

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

LANCASTER, DEBORAH L., dec'd.

Late of Palmer, Northampton County, PA

Executrix: Lesley A. Drasher, 844 S. 25th Street, Easton, PA 18042

MOYER, NANCY J., dec'd.

Late of Palmer Township, Northampton County, PA

Executrix: Brenda DeGerolamo
c/o Goudsouzian & Associates,
2940 William Penn Highway,
Easton, PA 18045-5227

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

RUCH, STOVER EDWARD, JR.,
dec'd.

Late of Northampton, North-
ampton County, PA

Executor: Thomas P. Flynn c/o
Gladys E. Wiles, Esquire, Snyder
& Wiles, P.C., 7731 Main Street,
Fogelsville, PA 18051

Attorneys: Gladys E. Wiles,
Esquire, Snyder & Wiles, P.C.,
7731 Main Street, Fogelsville, PA
18051

SHENEWOLF, SHIRLEY N., dec'd.

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

Executrix: Serena S. Russo 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

WILLIAMS, GEORGE R., dec'd.

Late of Williams Township,
Northampton County, PA

Executrix: Lisa M. Caiazzo c/o
Jon A. Swartz, Esquire, Prokup
& Swartz, 7736 Main Street,
Fogelsville, PA 18051

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

THIRD PUBLICATION

ARNDT, LORRAINE B., dec'd.

Late of the Township of Moore,
Northampton County, PA

Co-Executors: Rosemarie Elliott
and Donald C. Arndt 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

BAILEY, BARBARA ANN a/k/a
BARBARA BAILEY BEDEVIAN,
dec'd.

Late of the Township of Williams,
Northampton County, PA

Executor: Aro Jack Bedevian c/o
Goudsouzian & Associates, 2940
William Penn Highway, Easton,
PA 18045

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

BASSOLINE, ANTHONY R., dec'd.

Late of Palmer Township, North-
ampton County, PA

Administratrix: Amy L. Bassoline,
724 Chestnut Lane, Easton, PA
18045

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

COMUNALE, MARY ROSE, dec'd.

Late of Upper Mount Bethel
Township, Northampton County,
PA

Executrix: Mary Jo Krafty 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

DETWILER, MILDRED, dec'd.

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

Executor: Jeffrey Mark Detwiler
c/o David G. Garner, Esquire,
2129 East High Street, Pottstown,
PA 19464

Attorney: David G. Garner,
Esquire, 2129 East High Street,
Pottstown, PA 19464

GODISKA, JOHN E., dec'd.

Late of the Borough of Nazareth,
Northampton County, PA

Co-Executors: Edward J.
Godiska and Daniel Ernest
Godiska 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

HASSICK, ANN L., dec'd.

Late of Bethlehem, Northampton
County, PA

Executrix: Judith Anne G.
Hassick c/o Michael E. Riskin,
Esquire, 18 E. Market Street,
Bethlehem, PA 18018

Attorney: Michael E. Riskin,
Esquire, 18 E. Market Street,
Bethlehem, PA 18018

MANCUSO, DAVID C., dec'd.

Late of Easton City, Northampton
County, PA

Administratrix: Carole L. Star
c/o Guy F. Matthews, Esquire,
Eckell, Sparks, Levy, Auerbach,
Monte, Sloane, Matthews &
Auslander, P.C., 300 W. State
St., #300, Media, PA 19063

Attorneys: Guy F. Matthews,
Esquire, Eckell, Sparks, Levy,
Auerbach, Monte, Sloane,
Matthews & Auslander, P.C.,
300 W. State St., #300, Media,
PA 19063

MERTZ, KATHLEEN ANN, dec'd.

Late of Easton, Northampton
County, PA

Administratrix: Barbara Rush
Renkert, 2120 Northampton
Street, Easton, PA 18042

Attorney: Barbara Rush Renkert,
Esquire, 2120 Northampton
Street, Easton, PA 18042

MIKOVITS, JOHN F., dec'd.

Late of Moore Township, North-
ampton County, PA

Executors: John C. Mikovits and
Megan L. Mikovits 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

**NEWMAN, VICTORIA JOAN a/k/a
VICKIE J. NEWMAN,** dec'd.

Late of Bethlehem, Northampton
County, PA

Executor: Allen Israel Juda
a/k/a Allen I. Juda c/o Sally L.
Schoffstall, Esquire, Schoffstall
Elder Law, 2987 Corporate
Court, Suite 200, Orefield, PA
18069

Attorneys: Sally L. Schoffstall,
Esquire, Schoffstall Elder Law,
2987 Corporate Court, Suite
200, Orefield, PA 18069

TUCKER, JAMES GERARD, dec'd.

Late of the Borough of Hellertown,
Northampton County, PA

Executrix: Caroline Ann Tucker
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

TYREE, JOSEPH W., dec'd.

Late of Easton, Northampton County, PA

Administratrix: Tracy Lynn Butler c/o Ashley Sharek, Esquire, Entrusted Legacy Law, P.O. Box 130, Bradford Woods, PA 15015

Attorneys: Ashley Sharek, Esquire, Entrusted Legacy Law, P.O. Box 130, Bradford Woods, PA 15015

YANDRISEVITS, FRANK W., dec'd.

Late of Northampton Borough, Northampton County, PA

Executrix: Janet M. Yandrisevits c/o Elaine T. Yandrisevits, Esquire, Anheil, Maslow & MacMinn, LLP, 131 W. State St., P.O. Box 50, Doylestown, PA 18901

Attorneys: Elaine T. Yandrisevits, Esquire, Anheil, Maslow & MacMinn, LLP, 131 W. State St., P.O. Box 50, Doylestown, PA 18901

**IN THE NORTHAMPTON COUNTY
COURT OF COMMON PLEAS
ORPHANS' COURT DIVISION**

NOTICE IS HEREBY GIVEN that the following accounts in decedents' estates, have been filed in the Office of the Orphans' Court of Northampton County, and that the same will be called for Confirmation on SEPTEMBER 5, 2024 at 9 A.M., IN COURTROOM #10, at which time the Courts will hear exceptions, and make distribution of the balances ascertained to be in the hands of accountants.

*Estate of JACK C. FREY; Garth G. Hoyt, Esquire

Patricia Manento
Register of Wills &
Clerk of Orphans' Court

Aug. 15, 22

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on July 17, 2024, the Petition of Teresa Garcia Sanchez was filed in Northampton County Court of Common Picas at No. C-48-CV-2024-06524, seeking to change the name of Petitioner from Teresa Garcia Sanchez to Teresa Garcia.

The Court has fixed Tuesday, September 24, 2024, at 9:00 a.m. in the Courtroom (Motions) at the Northampton County Courthouse as the date for the hearing of the Petition.

All persons interested in the proposed change of name may appear and show cause, if any they have, why the prayer of the petitioner should not be granted.

Aug. 22

**INVOLUNTARY TERMINATION
OF RIGHTS AND ADOPTION
NOTICE OF HEARING**

Involuntary Termination of Rights and Adoption Hearing of minor child, Elionna Rose Berutti to Alexander Joseph Berutti last known address of Lehigh County, Pennsylvania.

Petition for publication on said Involuntary Termination of Rights and Adoption Hearing having been granted to the undersigned, the biological father thereto is being informed that a hearing will take place on this matter on September 17, 2024, at 10:00 a.m. in the Northampton County Courthouse, 669 Washington Street, Easton, PA 18042. Biological Father is being informed that he is requested to present himself without delay to: Wendilyn Fenstermacher, (484) 353-9874, Wfenstermacher@yahoo.com.

Aug. 15, 22, 29

SHERIFF'S SALE OF VALUABLE REAL ESTATE

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on SEPTEMBER 6, 2024, 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-2017-10841

CITY OF EASTON

vs.

KIRIATSAMIR RODRIGUEZ

Property Address:

517 Jones Houston Way, Easton, PA 18042

UPI/Tax Parcel Number:

L9SE3C/18/1-7/0310

ALL THAT CERTAIN piece, parcel or tract of land situate in Easton City, Northampton County, Pennsylvania, and being Lot #15 on the Record Plans for the Hope VI Redevelopment Project - Easton Housing Authority as prepared by CMX, dated 06/10/08 and last revised 03/17/09.

TITLE TO SAID PREMISES is vested in Kiriatsamir Rodriguez by deed from Housing Authority of the City of Easton, said deed recorded on November 15, 2013, in the Northampton County Recorder of Deeds office in Book 2013-1 at page 298585.

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

No. C-48-CV-2018-12073

NORTHAMPTON AREA SCHOOL DISTRICT

vs.

EARLENE NEIDERT HOWELL, TRUSTEE UNDER THE LAST WILL AND TESTAMENT OF EARL D. WHITE, DATED AUGUST 29, 1989

Property Address:

6007 Nor Bath Boulevard a/k/a 6007-6017-6033 Nor Bath Boulevard, Bath, PA 18014

UPI/Tax Parcel Number:

L5/4/4/0508

ALL THAT CERTAIN lot or piece of ground, with the buildings erected thereon, situate in East Allen Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Dolores M. White and Earlene Neidert Howell, Trustees under the Last Will and Testament of Earle D. White, dated August 29, 1989, by deed from Earlene Neidert Howell, Executrix of the Last Will and Testament of Earle D. White, deceased, said deed recorded on September 11, 1991, in the Northampton County Recorder of Deeds office in Book 841 at page 558. The said Dolores M. White died on May 17, 2008, whereby title to said premises became vested solely in Earlene Neidert Howell.

THEREON BEING ERECTED a two-story single residential dwelling with aluminum siding and shingle roof, detached five-car garage, barn with apartment, shed and in-ground pool.

No. C-48-CV-2019-05958

CITY OF EASTON

vs.

SILVIA DeJESUS

Property Address:

260 West St. Joseph Street, Easton, PA 18042

UPI/Tax Parcel Number:

L9SE3A/15/6/0310

ALL THAT CERTAIN piece or parcel of land situate on the south side of West St. Joseph Street in Easton City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Silvia DeJesus by deed from Erick DeJesus and Silvia DeJesus, said deed recorded on June 8, 2020, in the Northampton County Recorder of Deeds office in Book 2020-1 at page 123836.

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

No. C-48-CV-2022-09212

BRAVAS, LLC

vs.

KIRSTEN P. SIEGFRIED n/k/a

KALLUM SIEGFRIED

Property Address:

438 Locust Road, Hellertown, PA 18055

UPI/Tax Parcel Number:

Q7SE1D/3/5/0715

ALL THAT CERTAIN message, tenement and tract or piece of ground situate in Hellertown Borough, Northampton County, Pennsylvania, and being Lot 5, Block 1 on map titled "Rantzheimer Farm Development Section B, Mountainview Property of Bethlehem Steel Company", which is recorded in Map Book 11 at page 65.

TITLE TO SAID PREMISES is vested in Kirsten P. Siegfried (n/k/a Kallum Siegfried) by deed from William Thomas Hillman Terzian and Amy Dyer Terzian, husband and wife, said deed recorded on July 23, 2019, in the Northampton County Recorder of Deeds office in Book 2019-1 at page 147491.

THEREON BEING ERECTED a two-story Cape Cod-style single residential dwelling with vinyl siding, asphalt shingle roof and shed.

No. C-48-CV-2023-06360

PHH MORTGAGE CORPORATION

vs.

DONNA CRAWFORD, AS KNOWN

HEIR OF MICHAEL F.

GOLASZEWSKI, JR., DECEASED,

MICHAEL A. GOLASZEWSKI, AS

KNOWN HEIR OF MICHAEL F.

GOLASZEWSKI, JR., DECEASED,

UNKNOWN HEIRS OF MICHAEL F.

GOLASZEWSKI, JR., DECEASED

Property Address:

451 Country Club Road, Easton, PA 18045

UPI/Tax Parcel Number:

K8/8/6B-3/0418

ALL THAT CERTAIN lot or piece of land situate in Lower Nazareth Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Michael F. Golaszewski, Jr., and Mary Ann Golaszewski, husband and wife, by deed from Michael F. Golaszewski, Jr., and Mary Ann Golaszewski, husband and wife, said deed recorded on January 18, 1982, in the Northampton County Recorder of Deeds office in Book 634 at page 419. The said Mary Ann Golaszewski departed this life on February 12, 2021, passing right, title and interest to Michael F. Golaszewski, Jr., her husband. And the said Michael F. Golaszewski, Jr., departed this life on March 2, 2023.

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

No. C-48-CV-2023-09038

U.S. BANK NATIONAL

ASSOCIATION ET AL.

vs.

ALLEN F. STOCKER a/k/a ALLEN

STOCKER, HEIR OF DONA M.

STOCKER, WENDELL STOCKER,
HEIR OF DONA M. STOCKER,
WILLIAM STOCKER, JR., HEIR OF
DONA M. STOCKER, UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS
AND ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR
UNDER DONA M. STOCKER

Property Address:

239 North 7th Street, Bangor, PA
18013

UPI/Tax Parcel Number:

D9SE4C/11/6A/0102

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

TITLE TO SAID PREMISES is
vested in William K. Stocker and
Dona M. Stocker, husband and wife,
by deed from Anthony A. Falcone and
Dorothy E. Vail, said deed recorded
on December 1, 1999, in the
Northampton County Recorder of
Deeds office in Book 1999-1 at page
177697. The said William K. Stocker
died on June 23, 2010, whereby title
became vested solely in Dona M.
Stocker by operation of law. And the
said Dona M. Stocker died on April
19, 2019.

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

No. C-48-CV-2023-09527

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

vs.

RAUL MALDONADO,
ALICIA MALDONADO

Property Address:

310 South Main Street, Bangor,
PA 18013

UPI/Tax Parcel Number:

E9NE3A/7/1B/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 Raul Maldonado and Alicia
Maldonado, husband and wife, as
tenants by the entirety, by deed from
ENT 2, LLC, said deed recorded on
August 2, 2006, in the Northampton
County Recorder of Deeds office in
Book 2006-1 at page 311975.

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

No. C-48-CV-2023-09890

MICHAEL WILSON

vs.

DAVID J. WILSON,
AMANDA L. WILSON

Property Address:

240 South 3rd Street, Bangor, PA
18013

UPI/Tax Parcel Number:

E9NE2D/17/3/0102

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 David J. Wilson and Amanda
L. Wilson, husband and wife, by deed
from Michael A. Wilson, single, said
deed recorded on January 13, 2013,
in the Northampton County Recorder
of Deeds office in Book 2013-1 at page
002547.

THEREON BEING ERECTED a
single split-level residential dwelling
with masonry block exterior, slate roof
and detached two-car garage.

No. C-48-CV-2024-00687

PNC BANK, NATIONAL
ASSOCIATION

vs.

JOSEPH W. MARICONDA a/k/a
JOSEPH MARICONDA,
REBECCA S. MARICONDA a/k/a
REBECCA MARICONDA

Property Address:

1840 Ferry Street, Easton, PA
18042

UPI/Tax Parcel Number:

L9SW2D/9/8/0837

ALL THAT CERTAIN lot, piece or tract of land situate in Wilson Borough, Northampton County, Pennsylvania, and being known as Lot #167 on a certain map of the Fairview Park Association entered of record in Map Book 2 at page 64.

TITLE TO SAID PREMISES is vested in Joseph W. Mariconda and Rebecca S. Mariconda, husband and wife, by deed from Pearl I. Kinney, widow, said deed recorded on July 31, 2001, in the Northampton County Recorder of Deeds office in Book 2001-1 at page 148262.

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

No. C-48-CV-2024-01154

PENNYMAC LOAN SERVICES, LLC
vs.

CHRISTOPHER COCHRAN

Property Address:

942 Elm Street, Bethlehem, PA
18018

UPI/Tax Parcel Number:

N6SE3D/27/5/0204

ALL THAT CERTAIN message, tenement and lot or piece of ground situate on the southeast corner of the intersection of East Fairview and Elm Streets, in the 9th Ward of Bethlehem City, Northampton County, Pennsylvania, and known as Lot No. 5 on "Plan Showing Subdivision of Property of the D & H Pontiac Co."

TITLE TO SAID PREMISES is vested in Christopher Cochran, married man, by deed from Margaret P. Billie, Trustee of the Margaret P. Billie Trust, Dated March 17, 1999, said deed recorded on April 5, 2022, in the Northampton County Recorder of Deeds office in Book 2022-1 at page 103856.

THEREON BEING ERECTED a two-story Cape Cod-style single residential dwelling with aluminum siding / brick exterior, shingle roof and two-car garage.

No. C-48-CV-2024-01389

CF FUND II, LLC

vs.

PEOPLES PROPERTY, LLC,
DIRIGO GROUP, LLC

Property Address:

60 West High Street, Nazareth, PA
18064

UPI/Tax Parcel Number:

J7SE2A/3/5/0421

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

TITLE TO SAID PREMISES is vested in Peoples Property, LLC, by deed from Joshua L. Ziegenfus and Janel H. Ziegenfus, husband and wife, said deed recorded on July 19, 2022, in the Northampton County Recorder of Deeds office in Book 2022-1 at page 200193.

THEREON BEING ERECTED a three-story half-double residential dwelling with brick exterior, shingle roof, detached one-car garage and small deck.

No. C-48-CV-2024-01390

CF FUND II, LLC

vs.

PEOPLES PROPERTY, LLC,
DIRIGO GROUP, LLC

Property Address:

42 South Spruce Street, Nazareth,
PA 18064

UPI/Tax Parcel Number:

J7SE3A/3/6/0421

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

TITLE TO SAID PREMISES is vested in Peoples Property, LLC, by deed from Raymond Boyce and Margaret E. Klige, said deed recorded June 2, 2020, in the Northampton County Recorder of Deeds office in Book 2020-1 at page 118358.

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

Property Address:

44 South Spruce Street, Nazareth,
PA 18064

UPI/Tax Parcel Number:

J7SE3A/3/6A/0421

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

TITLE TO SAID PREMISES is vested in Peoples Property, LLC, by deed from Mark Morella, Jr., individually and as Agent for Mark Morella, said deed recorded April 30, 2019, in the Northampton County Recorder of Deeds office in Book 2019-1 at page 077084.

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

Property Address:

46 South Spruce Street, Nazareth,
PA 18064

UPI/Tax Parcel Number:

J7SE3A/3/7/0421

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

TITLE TO SAID PREMISES is vested in Peoples Property, LLC, by deed from Christie Sue Deily, indi-

vidually, and Christie Sue Deily as Attorney-in-Fact for David Ronald Deily, by Power of Attorney dated April 5, 2019, and Christie Sue Deily as Attorney-in-Fact for Michael S. Jurinko, by Power of Attorney dated April 5, 2019, said deed recorded April 11, 2019, in the Northampton County Recorder of Deeds office in Book 2019-1 at page 063784.

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

Property Address:

48 South Spruce Street, Nazareth,
PA 18064

UPI/Tax Parcel Number:

J7SE3A/3/8/0421

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

TITLE TO SAID PREMISES is vested in Peoples Property, LLC, by deed from Rachel R. Holly n/k/a Rachel R. Farrow, Ethan E. Farrow and Andrew S. Farrow, said deed recorded April 22, 2019, in the Northampton County Recorder of Deeds office in Book 2019-1 at page 070120.

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

Property Address:

55 South Spruce Street, Nazareth,
PA 18064

UPI/Tax Parcel Number:

J7SE3A/4/10B/0421

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

TITLE TO SAID PREMISES is vested in Dirigo Group, LLC, by deed from David P. Koehler, said deed recorded June 29, 2015, in the Northampton County Recorder of Deeds office in Book 2015-1 at page 117664.

THEREON BEING ERECTED a parking lot.

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

Aug. 15, 22, 29