

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**ACHEY, JEAN G.,** dec'd.

Late of Bethlehem Township, Northampton County, PA
 Administratrix C.T.A.: Sharon Kay Achey a/k/a Sharon Kay c/o Eric R. Strauss, Esquire, Worth, Magee & Fisher, P.C., 2610 Walbert Avenue, Allentown, PA 18104 and Lee A. Conrad, Esquire, 3 North Main Street, Tipton, PA 19562
 Attorneys: Eric R. Strauss, Esquire, Worth, Magee & Fisher, P.C., 2610 Walbert Avenue, Allentown, PA 18104 and Lee A. Conrad, Esquire, 3 North Main Street, Tipton, PA 19562

CERINO, DORA M., dec'd.

Late of the Borough of Pen Argyl, Northampton County, PA
 Co-Executrices: Ruthann Cerino Gargone and Lucia M. Luther 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

CHAPMAN, ARDIS LEONE VETESK, dec'd.

Late of Bethlehem, Northampton County, PA

Executrix: Gretchen Beth Chapman c/o Constantine M. Vasiliadis, Esquire, Kolb, Vasiliadis, Florenz & Recchiuti, LLC, 60 W. Broad Street, Suite 303, Bethlehem, PA 18018-5721
 Attorneys: Constantine M. Vasiliadis, Esquire, Kolb, Vasiliadis, Florenz & Recchiuti, LLC, 60 W. Broad Street, Suite 303, Bethlehem, PA 18018-5721

DEUTSCH, EVALINE R., dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executrix: Susan Marie Leeson 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

GRUBE, SHIRLEY I., dec'd.

Late of the Township of Lehigh, Northampton County, PA

Executors: Jacqueline I. Kostenbader a/k/a J.I. Kostenbader and Rickie Lee Kostenbader, 1125 Moser Rd., Danielsville, PA 18038

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

GRUMBINE, LEO R., dec'd.

Late of the Borough of Chapman, Northampton County, PA

Administratrix: Janie Lee Grumbine c/o Richard J. Haber, Esquire, 150 West Macada Road, Bethlehem, PA 18017

Attorney: Richard J. Haber, Esquire, 150 West Macada Road, Bethlehem, PA 18017

GRUSKIN, MARK R., dec'd.

Late of Bethlehem, Northampton County, PA

Personal Representative: Comerica Bank & Trust, N.A. 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

HAHN, DONALD H., dec'd.

Late of the Township of Bushkill, Northampton County, PA

Administrator: Sean Joseph Hahn, 695 Johnson Road, Nazareth, PA 18064

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

HALL, LINDA MARIE, dec'd.

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

Executor: Robert S. Hall, Jr. 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

HANDELONG, FRANCES W., dec'd.

Late of the Township of Plainfield, Northampton County, PA

Executrix: Donna Mae Belkey c/o Stanley M. Vasiliadis, Esquire, Vasiliadis Pappas Associates, LLC, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020

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

KOLB, MATILDA A., dec'd.

Late of the Borough of Nazareth, Northampton County, PA

Executrix: Donna J. Bucko c/o Stanley M. Vasiliadis, Esquire, Vasiliadis Pappas Associates, LLC, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020

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

MARTIN, ARTILIO J., dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executrix: Suzanne C. Scott
Attorneys: Paul J. Bender, Esquire, Benner & Trovato, 2005 City Line Road, Suite 106, Bethlehem, PA 18017

MASTROLIA, BARBARA A. a/k/a BARBARA A. SHIPPER, dec'd.

Late of Hanover Township, Northampton County, PA

Administrator: Brian D. Shipper c/o Taylor R.D. Briggs, Esquire, 515 W. Hamilton St., Ste. 502, Allentown, PA 18101

Attorney: Taylor R.D. Briggs, Esquire, 515 W. Hamilton St., Ste. 502, Allentown, PA 18101

REMEL, NELSON FLOYD a/k/a NELSON F. REMEL, dec'd.

Late of the Township of Plainfield, Northampton County, PA

Executor: Stephen L. Remel c/o Robert C. Brown, Jr., Esquire, Fox, Oldt & Brown, 940 W. Lafayette Street, Suite 100, Easton, PA 18042
Attorneys: Robert C. Brown, Jr., Esquire, Fox, Oldt & Brown, 940 W. Lafayette Street, Suite 100, Easton, PA 18042

ROTH, JENNIE M., dec'd.

Late of the Borough of Hellertown, Northampton County, PA
Administratrix: Susan Annamae Baxter c/o Theresa Hogan, Esquire, 340 Spring Garden Street, Easton, PA 18042
Attorney: Theresa Hogan, Esquire, 340 Spring Garden Street, Easton, PA 18042

SISCO, JOHN M., dec'd.

Late of the City of Easton, Northampton County, PA
Executrix: Misty Sisco, 313 Frost Hollow Road, Easton, PA 18040
Attorneys: Brad M. Russo, Esquire, Russo Law Offices, LLC, 633 Belvidere Road, Phillipsburg, NJ 08865

STERN, CECILE B., dec'd.

Late of the Township of Hanover, Northampton County, PA
Executor: Roger C. Stern 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

WEILAND, KENNETH LEE a/k/a KENNETH L. WEILAND, dec'd.

Late of the Township of Forks, Northampton County, PA
Executor: Devin A. Weiland c/o Robert C. Brown, Jr., Esquire, Fox, Oldt & Brown, 940 W.

Lafayette Street, Suite 100, Easton, PA 18042
Attorneys: Robert C. Brown, Jr., Esquire, Fox, Oldt & Brown, 940 W. Lafayette Street, Suite 100, Easton, PA 18042

SECOND PUBLICATION**BLOCKER, BRYAN A.**, dec'd.

Late of Northampton, Northampton County, PA
Executrix: Lauren M. Blocker, 1753 Newport Ave., Northampton, PA 18067

CEVASCO, THOMAS JOSEPH a/k/a THOMAS J. CEVASCO, dec'd.

Late of Williams Township, Northampton County, PA
Administratrix: Helene C. Mathern c/o D. Rodman Eastburn, Esquire, Eastburn and Gray, P.C., 60 E. Court St., P.O. Box 1389, Doylestown, PA 18901-0137

Attorneys: D. Rodman Eastburn, Esquire, Eastburn and Gray, P.C., 60 E. Court St., P.O. Box 1389, Doylestown, PA 18901-0137

DISIDORE, ARCHIE, III, dec'd.

Late of the Borough of Martins Creek, Northampton County, PA
Executrix: Chantal M. Reffler 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

FRICK, DONALD CALVIN, dec'd.

Late of Forks Township, Northampton County, PA
Executrix: Pamela F. Smith, 1919 Bushkill Drive, Easton, PA 18040

HARDY, MARY N., dec'd.

Late of Williams Township, Northampton County, PA
Executor: Donald R. St. Clair 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

MARIC, NICHOLAS S., dec'd.

Late of Hellertown, Northampton County, PA

Administratrix: Judith A. Maric c/o Lisa A. Pereira, Esquire, Broughal & DeVito, L.L.P., 38 West Market Street, Bethlehem, PA 18018

Attorneys: Lisa A. Pereira, Esquire, Broughal & DeVito, L.L.P., 38 West Market Street, Bethlehem, PA 18018

REENOCK, DONALD J., dec'd.

Late of Northampton, Northampton County, PA

Executor: James Michael Reenock c/o Jeffrey F. Hussar, Esquire, 946 Third Street, Whitehall, PA 18052

Attorney: Jeffrey F. Hussar, Esquire, 946 Third Street, Whitehall, PA 18052

THOMA, PAULINE MAY, dec'd.

Late of Bethlehem Township, Northampton County, PA

Executor: Richard Frank Thoma c/o Constantine M. Vasiliadis, Esquire, Kolb, Vasiliadis, Florenz & Recchiuti, LLC, 60 W. Broad Street, Suite 303, Bethlehem, PA 18018-5721

Attorneys: Constantine M. Vasiliadis, Esquire, Kolb, Vasiliadis, Florenz & Recchiuti, LLC, 60 W. Broad Street, Suite 303, Bethlehem, PA 18018-5721

UNGIRAN, THOMAS J., dec'd.

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

Co-Executors: James Thomas Ungiran and Jean M. Israel c/o Dionysios C. Pappas, Esquire, Vasiliadis Pappas Associates LLC, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020

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

THIRD PUBLICATION**COX, ANTHONY,** dec'd.

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

Executrix: Curry Marie Cox c/o Theresa Hogan, Esquire, 340 Spring Garden Street, Easton, PA 18042

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

FRISCH, STEPHEN M., dec'd.

Late of the Borough of Northampton, Northampton County, PA

Executor: Stephen Michael Frisch, III 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

HALL, DORIE MARIE, dec'd.

Late of the Township of Palmer, Northampton County, PA

Executrices: Lisa M. Guth and Cynthia Ann Gilfert c/o Keene Jabbour, Esquire, 701 Washington Street, Easton, PA 18042

Attorney: Keene Jabbour, Esquire, 701 Washington Street, Easton, PA 18042

LAWLER, RANDALL S., JR., dec'd.

Late of the City of Bethlehem, Northampton County, PA
Executrix: Marcella Marie Scheetz 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

LINARES, ANA DORA a/k/a DORA LINARES SALAZAR, dec'd.

Late of the Township of Bethlehem, Northampton County, PA
Administrator: Luis Enrique Sinisterra 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

MORGAN, GARY R., dec'd.

Late of Lower Saucon Township, Northampton County, PA
Executor: Daniel J. Paci, Grim, Biehn & Thatcher, 104 S. 6th Street, P.O. Box 215, Perkasie, PA 18944-0215
Attorneys: Daniel J. Paci, Esquire, Grim, Biehn & Thatcher, 104 S. 6th Street, P.O. Box 215, Perkasie, PA 18944-0215

NASSO, PETER J., dec'd.

Late of the Township of Bushkill, Northampton County, PA
Administratrix: Donna Marie Capichano Simmons 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

NESFEDER, WOODROW M., dec'd.

Late of the Borough of Bath, Northampton County, PA
Executrix: Joanne M. Siegfried c/o April L. Cordts, Esquire, 391 Nazareth Pike, Bethlehem, PA 18020
Attorney: April L. Cordts, Esquire, 391 Nazareth Pike, Bethlehem, PA 18020

O'BOYLE, JOHN M., JR. a/k/a JOHN M. O'BOYLE, dec'd.

Late of East Allen Township, Northampton County, PA
Executors: John M. O'Boyle, III, 2 Linden Dr., Hamburg, PA 19526 and Elizabeth A. Cissel, 5 Sunfish Trl., Fairfield, PA 17320

ROACH, BETTY A., dec'd.

Late of the City of Nazareth, Northampton County, PA
Trustee of Betty A. Roach
Trustee: Alan James Roach 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

SUTHERLAND, JOHN D., dec'd.

Late of Bethlehem, Northampton County, PA
Executor: Mr. John H. Sutherland
Attorneys: John D. Lychak, Esquire, Law Offices of John D. Lychak, P.C., 60 W. Broad Street, Suite 98, Bethlehem, PA 18018

WEAVER, F. BETTY, dec'd.

Late of Bethlehem, Northampton County, PA

Co-Executors: John P. Weaver and Susan C. Lushinsky c/o Noonan Law Office, 526 Walnut St., Allentown, PA 18101
Attorneys: Noonan Law Office, 526 Walnut St., Allentown, PA 18101

WHITE, THEODORE R., dec'd.

Late of Hanover Twp., Northampton County, PA
Executrix: Nancy Morgan c/o Marilyn Seide Mitchell, Esquire, Herr, Potts & Potts, LLC, 200 Eagle Rd., Ste. 106, Wayne, PA 19087
Attorneys: Marilyn Seide Mitchell, Esquire, Herr, Potts & Potts, LLC, 200 Eagle Rd., Ste. 106, Wayne, PA 19087

YANDRESITZ, RICHARD C., dec'd.

Late of the Township of Palmer, Northampton County, PA
Executrix: Janice Lee Marie Wolbach c/o Theresa Hogan, Esquire, 340 Spring Garden Street, Easton, PA 18042
Attorney: Theresa Hogan, Esquire, 340 Spring Garden Street, Easton, PA 18042

LIMITED LIABILITY COMPANY NOTICE

NOTICE IS HEREBY GIVEN that a Certificate of Organization for a Domestic Limited Liability Company have been filed with the Dept. of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for:

PETE THEO PROPERTIES PA, LLC

in accordance with the provisions of the Limited Liability Act of 1994. The Certificate of Organization was filed on July 7, 2023.

ALEXANDER J. KARAM, JR., ESQUIRE

ALEXANDER J. KARAM, JR., P.C.
675 Walnut Street
Easton, PA 18042

Aug. 3

NOTICE OF DISSOLUTION

NOTICE IS HEREBY GIVEN that the Shareholders and Directors of **J & P, Incorporated**, a Pennsylvania Corporation, having an address of 60 S. Main Street, Nazareth, Pennsylvania, have approved a proposal that the Corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the Corporation so that its corporate existence will end, pursuant to the filing of Articles of Dissolution with the Pennsylvania Corporation Bureau pursuant to the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

ALFRED S. PIERCE, ESQUIRE
PIERCE & STEIRER, LLC
124 Belvidere Street
Nazareth, PA 18064

Aug. 3

IN THE COURT OF COMMON PLEAS OF NORTHAMPTON COUNTY, COMMONWEALTH OF PENNSYLVANIA CIVIL DIVISION

IN DIVORCE
SHAKEISHA GOODE

Plaintiff

vs.

LAWRENCE GOODE

Defendant

NO. C-48-CV-2022-01485
COUNTER-AFFIDAVIT UNDER SECTION 3301(d) OF THE DIVORCE CODE

- 1. Check either (a) or (b):
___ (a) I do not oppose the entry of a Divorce Decree.
___ (b) I oppose the entry of a Divorce Decree because
Check (i), (ii), (iii) or all:
___ (i) The parties to this action have not lived separate and apart for a period for the required separation period: two years for parties that separated prior to December 5, 2016, and one year for parties that separated on or after December 5, 2016.

— (ii) The marriage is not irretrievably broken.

— (iii) There are economic claims pending.

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

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

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

I UNDERSTAND THAT IN ADDITION TO CHECKING (b) ABOVE, I MUST ALSO FILE ALL OF MY ECONOMIC CLAIMS WITH THE PROTHONOTARY IN WRITING AND SERVE THEM ON THE OTHER PARTY. IF I FAIL TO DO SO BEFORE THE DATE SET FORTH ON THE NOTICE OF INTENTION TO REQUEST DIVORCE DECREE, THE DIVORCE DECREE MAY BE ENTERED WITHOUT FURTHER NOTICE TO ME, AND I SHALL BE UNABLE THEREAFTER TO FILE ANY ECONOMIC CLAIMS.

— (c) Economic claims have been raised and are not resolved.

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

Date: _____

Lawrence Goode, Defendant

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

NOTICE

TO: LAWRENCE GOODE, Defendant

You are notified that the Plaintiff, Shakeisha Goode, has commenced a divorce action against you.

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 a decree of divorce or annulment may be entered against you by the Court. A judgment may also be entered against you for any other claim or relief requested in these papers by the plaintiff. You may lose money or property or other rights important to you, including custody or visitation of your children.

When the ground for the divorce is indignities or irretrievable breakdown of the marriage, you may request marriage counseling. A list of marriage counselors is available in the Office of the Prothonotary at the Northampton County Government Center, Easton, Pennsylvania.

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 AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

ATTORNEY REFERRAL
& INFORMATION SERVICE
P.O. Box 4733
Easton, PA 18043-4733
Telephone: (610) 258-6333

VICTOR E. SCOMILLIO, ESQUIRE
 Pa. I.D. No. 80727
 Attorney for Plaintiff,
 Shakeisha Goode
 1216 Linden Street
 P.O. Box 1409
 Bethlehem, PA 18016
 (610) 867-5023
 E-mail: ves@bhhsllaw.com

Aug. 3

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

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on AUGUST 11, 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-2019-06549

U.S. BANK NATIONAL
 ASSOCIATION ET AL.

vs.

DONALD STUMPP, JR.,
 TINA M. STUMPP

Property Address:

922 Walnut Street, Bangor, PA
 18013

UPI/Tax Parcel Number:

E9NE4A/6/4/0134

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

TITLE TO SAID PREMISES is vested in Donald Stumpp, Jr., and Tina M. Stumpp by deed from William Dixon, said deed recorded on June 8, 2012, in the Northampton County Recorder of Deeds Office in Book 2012-1 at page 132081.

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

No. C-48-CV-2020-01100

US BANK TRUST NATIONAL
 ASSOCIATION ET AL.

vs.

JENNIFER ENGINGER

Property Address:

212 North 9th Street, Bangor, PA
 18013-1627

UPI/Tax Parcel Number:

D9SE4D/7/4/0102

ALL THAT CERTAIN messuage or tenement and parcel of land situate in Bangor Borough, Northampton County, Pennsylvania.

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

Property Address:

212 1/2 North 9th Street, Bangor,
 PA 18013

UPI/Tax Parcel Number:

D9SE4D/7/5/0102

ALL THAT CERTAIN messuage or tenement and parcel of land situate in Bangor Borough, Northampton County, Pennsylvania.

THEREON BEING ERECTED a 3-car cement block garage with flat roof.

TITLE TO BOTH PREMISES is vested in Jennifer Enginger by deed from Julyn P. Laforest and David F. Laforest, wife and husband, said deed recorded on August 10, 2017, in the Northampton County Recorder of Deeds Office in Book 2017-1 at page 172585.

No. C-48-CV-2020-04786

TOWNSHIP OF BETHLEHEM

vs.

REHAB ELZALBANY

Property Address:

3751 Knollcroft Avenue, Easton,
 PA 18045-3026

UPI/Tax Parcel Number:

M8/3/1C/0205

ALL THAT CERTAIN parcel of land situate on the western side of Knollcroft Avenue in Bethlehem Township, Northampton County, Pennsylvania, being Lot #2 as shown on the final plan entitled "Knollcroft Estates", said plan recorded in Map Book 2004-5 at pages 353 and 354.

TITLE TO SAID PREMISES is vested in Rehab Elzalbany by deed from Frank A. Alexander and Donna R. Alexander, said deed recorded on February 21, 2006, in the Northampton County Recorder of Deeds Office in Book 2006-1 at page 071745.

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

No. C-48-CV-2022-00837

DEUTSCHE BANK NATIONAL
TRUST COMPANY,
AS TRUSTEE ET AL.

vs.

BETHANN ABEL, SHERRY ABEL,
DEBORAH ABEL a/k/a DEBRA
ABEL, UNKNOWN HEIRS OF
JAMES E. ABEL, DECEASED,
HEATHER TALBOT

Property Address:

1339 Washington Street, Easton,
PA 18042

UPI/Tax Parcel Number:

L9SW2C/23/13/0310

ALL THAT CERTAIN frame house and lot or piece of land situated on the north side of Washington Street in Easton City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in James E. Abel, son, and Elizabeth R. Abel, mother, by deed from Judy A. Turner, said deed recorded on January 27, 2003, in the

Northampton County Recorder of Deeds Office in Book 2003-1 at page 030570. The said Elizabeth R. Abel became deceased on October 23, 2010, vesting title solely to James E. Abel by operation of law. And the said James E. Abel became deceased on March 31, 2021.

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

No. C-48-CV-2022-01052

ROCKET MORTGAGE, LLC f/k/a
QUICKEN LOANS, LLC f/k/a
QUICKEN LOANS, INC.

vs.

RICHARD TROSCIANECKI a/k/a
RICHARD C. TROSCIANECKI, JR.

Property Address:

1809 Lehigh Street, Wilson, PA
18042

UPI/Tax Parcel Number:

L9SW2D/21/4/0837

ALL THAT CERTAIN lot, tract and piece of land, together with the dwelling thereon erected, situate on the north side of Lehigh Street in Wilson Borough, Northampton County, Pennsylvania, and being Lot No. 364 in the Map of Fairview Park Association as recorded in Map Book 2 at page 64.

TITLE TO SAID PREMISES is vested in Richard Trosciancki a/k/a Richard C. Trosciancki, Jr., by deed from Margaret Schafer, widowed, said deed recorded on June 15, 2017, in the Northampton County Recorder of Deeds Office in Took 2017-1 at page 124383.

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

No. C-48-CV-2022-04133

SIWELL INC d/b/a CAPITAL
MORTGAGE SERVICES OF TEXAS
vs.

WESTERN SLINGLAND, III,
KELLY McFADDEN

Property Address:

1931 Fairview Avenue, Easton, PA
18042

UPI/Tax Parcel Number:

L9SW2D/12/11/0837

ALL THAT CERTAIN eastern half of a double brick home and lot or piece of land situated on the north side of Fairview Avenue in Wilson Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Western Slingland, III, and Kelly McFadden, as joint tenants with the right of survivorship, by deed from Juan Alvarez, said deed recorded on September 5, 2018, in the Northampton County Recorder of Deeds Office in Book 2018-1 at page 190865.

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

No. C-48-CV-2022-04850

NEWREZ, LLC d/b/a SHELLPOINT
MORTGAGE SERVICING
vs.

KATHERINE ZANGARI-KILLIAN,
CODY KILLIAN

Property Address:

2046 Freemansburg Avenue,
Wilson, PA 18042

UPI/Tax Parcel Number:

L9SW4C/17/2/0837

ALL THAT CERTAIN lot or parcel of land on the south side of Freemansburg Avenue, with frame dwelling unit erected thereon, situate in Wilson Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Katherine Zangari-Killian and Cody Killian, wife and husband, as tenants by the entirety, by deed from David Lee Jones, married, said deed recorded on February 5, 2021, in the Northampton County Recorder of Deeds Office in Book 2021-1 at page 43512.

THEREON BEING ERECTED a colonial-style single residential dwelling with wood exterior and shingle roof.

No. C-48-CV-2022-06136

PENTAGON FEDERAL
CREDIT UNION

vs.

JAMES O'DOWD

Property Address:

229 Hope Street, Stockertown, PA
18040

UPI/Tax Parcel Number:

J8/8/10-1/0429

ALL THAT CERTAIN parcel of land in Stockertown Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in James O'Dowd by deed from James O'Dowd and Diane M. O'Dowd, said deed recorded on November 12, 2015, in the Northampton County Recorder of Deeds Office in Book 2015-1 at page 224514.

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

No. C-48-CV-2022-06566

THE MONEY SOURCE, INC.

vs.

EARL F. WEIDLICH, JR., KNOWN
HEIR OF ELLA M. WEIDLICH,
DECEASED, AND AS
PRESUMPTIVE SUCCESSOR
TRUSTEE OF THE ELLA M.

WEIDLICH REVOCABLE LIVING TRUST DATED FEBRUARY 18, 1998, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATION CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ELLA M. WEIDLICH, DECEASED

Property Address:

3000 Agnes Street, Easton, PA 18045

UPI/Tax Parcel Number:

L8SE1/5/7/0324

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

TITLE TO SAID PREMISES is vested in Ella M. Weidlich, as Trustee of the Ella M. Weidlich Revocable Living Trust dated February 17, 1998, by deed from Ella M. Weidlich, as Trustee of the Ella M. Weidlich Revocable Living Trust dated February 17, 1998, said deed recorded on March 31, 2017, in the Northampton County Recorder of Deeds Office in Book 2017-1 at page 064516.

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

No. C-48-CV-2022-06572

REVERSE MORTGAGE
FUNDING LLC

vs.

RICHARD BYRON, KNOWN HEIR OF PATRICIA E. BYRON, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER PATRICIA E. BYRON, DECEASED

Property Address:

438 Old Mill Road, Easton, PA 18040

UPI/Tax Parcel Number:

K9SE4/6/9/0311

ALL THAT CERTAIN lot or piece of land, with the message or tenement thereon erected, situate in Forks Township, Northampton County, Pennsylvania, as shown on a survey of property made by P. E. Sandt, Registered Professional Engineer, said survey dated May 20, 1955.

TITLE TO SAID PREMISES is vested in Laura E. Olszewski, single, and Patricia E. Byron, single, as joint tenants with right of survivorship, by deed from Shirley J. Clause, single, said deed recorded on June 6, 1979, in the Northampton County Recorder of Deeds Office in Book 600 at page 26. The said Laura E. Olszewski departed this life on or about October 29, 2010, thereby vesting title solely unto Patricia E. Byron by operation of law. And the said Patricia E. Byron departed this life on or about July 14, 2022.

THEREON BEING ERECTED a two-story single residential dwelling with vinyl siding and stone veneer, shingle roof, attached one-car garage and in-ground pool.

No. C-48-CV-2022-06708

MIDFIRST BANK

vs.

STEPHEN J. LONGENBACH,
JENNIFER R. LONGENBACH

Property Address:

2254 East Scenic Drive, Bath, PA 18014

UPI/Tax Parcel Number:

G6/103C/0520

ALL THAT CERTAIN tract, lot or piece of ground situate on the northwest corner of the intersection

of Legislative Route 48043 (East Scenic Drive) and Legislative Route 48045 (Benders Drive) in Moore Township, Northampton County, Pennsylvania, as shown on a subdivision plan of The Property of Dorothy Miller as prepared by Kenneth K. Hahn, R. S., Drawing No. 79-525, dated January 22, 1980.

TITLE TO SAID PREMISES is vested in Jennifer R. Longenbach and Stephen J. Longenbach, Jr., her husband, by deed from Gerald C. Haines, Jr., and Rita M. Haines, husband and wife, said deed recorded on February 24, 1999, in the Northampton County Recorder of Deeds Office in Book 1999-1 at page 025051.

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

No. C-48-CV-2022-07541

BANK OF NEW YORK MELLON
f/k/a BANK OF NEW YORK, AS
TRUSTEE ET AL.

vs.

DANIEL LUCAS, SR., JULIA LUCAS

Property Address:

639 South Main Street, Bangor,
PA 18013

UPI/Tax Parcel Number:

E9NE3D/4/23/0102

ALL THOSE TWO CERTAIN messuages, tenements, lots or pieces of land situate in Bangor Borough, Northampton County, Pennsylvania.

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

Property Address:

South Main Street, Bangor, PA
18013

UPI/Tax Parcel Number:

E9NE3D/4/22/0102

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

THEREON BEING a vacant lot without improvement.

TITLE TO BOTH PREMISES is vested in Daniel Lucas, Sr., and Julia Lucas, husband and wife, by deed from Kenneth F. Pena a/k/a Kenneth S. Pena, and Shannon Pena, said deed recorded on October 1, 2001, in the Northampton County Recorder of Deeds Office in Book 2001-1 at page 201463.

No. C-48-CV-2022-07714

SELECT PORTFOLIO
SERVICING, INC.

vs.

KATHERINE H. POWERS,
DOMINIC HERNANDEZ a/k/a
DOMINIC D. HERNANDEZ

Property Address:

1065 Bushkill Drive, Easton, PA
18042

UPI/Tax Parcel Number:

L9NE1/21/9/0310

ALL THAT CERTAIN tract or piece of land, with the improvements thereon erected, situate in the Third Ward of Easton City, Northampton County, Pennsylvania, being Lot No. 368 on plan of Fitzgerald-Speer Co.'s building lots.

TITLE TO SAID PREMISES is vested in Pollyann David, Katherine H. Powers and Dominic Hernandez by deed from Pollyann David, said deed recorded on April 7, 2010, in the Northampton County Recorder of Deeds Office in Book 2010-1 at page 062417. The said Pollyann David departed this life on or about March 23, 2020, thereby vesting title to Katherine H. Powers and Dominic Hernandez, by operation of law.

THEREON BEING ERECTED a two-story half-double residential dwelling with vinyl siding and brick exterior, shingle roof and detached shed.

No. C-48-CV-2022-07985

FEDERAL HOME LOAN
MORTGAGE CORPORATION, AS
TRUSTEE ET AL.

vs.

KERI A. WHITE

Property Address:

2678 West Boulevard, Bethlehem,
PA 18017

UPI/Tax Parcel Number:

N7NW1A/8/21/0204

ALL THAT CERTAIN lot or tract of ground situate in Bethlehem City, Northampton County, Pennsylvania, described in accordance with a Final Major Subdivision Plan entitled "Barry Manor" as prepared by Larry S. Turosey, registered surveyor, last revised October 14, 1987, and recorded in Map Book 89 at page 336.

TITLE TO SAID PREMISES is vested in Keri A. White by quit claim deed from Kimberly M. White and Keri A. White, as joint tenants with the right of survivorship, said deed recorded on June 18, 2014, in the Northampton County Recorder of Deeds Office in Book 2014-1 at page 99460.

THEREON BEING ERECTED a two-story Cape Cod-style single residential dwelling with brick exterior, shingle roof, two-car garage and above-ground pool.

No. C-48-CV-2022-08368

SANTANDER BANK, N.A.

vs.

JEANNE L. HOBBS

Property Address:

2230 Lincoln Street, Bethlehem,
PA 18017

UPI/Tax Parcel Number:

N7NW4A/14/7/0204

ALL THAT CERTAIN message, tenement and lot or piece of ground situate in the Fourteenth Ward of Bethlehem City, Northampton County, Pennsylvania, being Lot 849, Block 27 on Plan of Lincoln Park, Unit 2, said plan recorded in Map Book 11 at page 38.

TITLE TO SAID PREMISES is vested in Jeanne L. Hobbs by deed from Francis T. Unger, Executor of the Estate of Francis A. Unger, said deed recorded on August 3, 2006, in the Northampton County Recorder of Deeds Office in Book 2006-1 at page 316127.

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

No. C-48-CV-2022-08867

PENNSYLVANIA HOUSING
FINANCE AGENCY

vs.

JOANN M. SMITH

Property Address:

1218 Center Street, Bethlehem,
PA 18018

UPI/Tax Parcel Number:

N6SE4B/18/11/0204

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

TITLE TO SAID PREMISES is vested in Joann M. Smith by deed from Kathryn J. Shearer and Karen J. Clucas, said deed recorded on December 6, 1999, in the Northampton County Recorder of Deeds Office in Book 1999-1 at page 180435.

THEREON BEING vacant land. (Previous message was demolished by City of Bethlehem in 2022.)

No. C-48-CV-2022-09017

PENNSYLVANIA HOUSING
FINANCE AGENCY

vs.

MATTHEW R. WRIGHT

Property Address:

2132 Lincoln Avenue, Northampton,
PA 18067

UPI/Tax Parcel Number:

L4SW1C/11/10/0522

ALL THAT CERTAIN lot or piece of ground, with the northerly half of a double dwelling, situate on the west side of Lincoln Avenue in the First Ward of Northampton Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Matthew R. Wright by deed from Barbara Horvath, said deed recorded on May 7, 2018, in the Northampton County Recorder of Deeds Office in Book 2018-1 at page 088409.

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

No. C-48-CV-2022-09179

WELLS FARGO BANK, N.A. s/b/m
TO WACHOVIA BANK, NATIONAL
ASSOCIATION

vs.

JOHN STOFKO, MELINDA L.
STOFKO a/k/a MELINDA STOFKO

Property Address:

1513 Shipman Street, Bethlehem,
PA 18018

UPI/Tax Parcel Number:

N6SE1D/16/10/0204

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

TITLE TO SAID PREMISES is vested in John Stofko and Melinda L. Stofko by deed from John W. Peters, Attorney-in-Fact for Virginia L. Peters, said deed recorded on June 1, 1994, in the Northampton County Recorder of Deeds Office in Book 1994-6 at page 031671.

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

No. C-48-CV-2023-00559

METROPOLITAN LIFE

vs.

BLAINE C. JARRELL

Property Address:

7 Aarons Place, Easton, PA 18040

UPI/Tax Parcel Number:

K9SE1/1/4/0311

ALL THAT CERTAIN parcel of land in Forks Township, Northampton County, Pennsylvania, being Lot No. 7 of the "Plan of Lots for Aaron E. Bergstein" as surveyed by Alfred N. Rosenbaum, Registered Land Surveyor, said plan dated March, 1951, and recorded in Map Book No. 13 at page 60.

TITLE TO SAID PREMISES is vested in Blaine C. Jarrell, single, by deed from Arlene B. Franco, widow, said deed recorded June 19, 2002, in the Northampton County Recorder of Deeds Office in Book 2002-1 at page 159104.

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

No. C-48-CV-2023-01039

BANK OF NEW YORK MELLON
TRUST COMPANY, N.A., AS
TRUSTEE ET AL.

vs.

FLORENCE R. HUNTER

Property Address:

255 Berger Road, Glendon, PA
18042

UPI/Tax Parcel Number:

M9/21/16H/0813

ALL THAT CERTAIN piece, parcel or tract of land situate in Glendon Borough, Northampton County, Pennsylvania, known as Lot No. 1 of the Subdivision of lands of Charles Sigety as recorded in Map Book 86 at page 394.

TITLE TO SAID PREMISES is vested in Charles W. Hunter and Florence R. Hunter, his wife, by deed from David L. Evans, married, and Joy A. Evans, married, said deed recorded on October 4, 1990, in the Northampton County Recorder of Deeds Office in Book 813 at page 99. The said Charles W. Hunter passed away on or about December 23, 2020, thereby vesting title solely unto Florence R. Hunter by operation of law.

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

A Schedule of Distribution will be filed by the Sheriff thirty days from the date of the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten days from the date of filing the Schedule of Distribution.

RICHARD H. JOHNSTON

Sheriff

Northampton County,
Pennsylvania

DAVID J. CERAUL, ESQUIRE

Solicitor to the Sheriff

July 20, 27; Aug. 3

ESTATE ADMINISTRATION PARALEGAL

Fox, Oldt & Brown, Easton, Pennsylvania, is seeking a part-time estate administration paralegal. Prior experience will be a major plus, especially with the use of the Lackner inheritance tax software program. Please send resume and desired salary to Robert C. Brown, Jr., Esquire; (610) 253-4532 [FAX] and/or rcbjr2001@cs.com.

Aug. 3, 10, 17