

**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****BRADER, MARLENE A.,** dec'd.

Late of the City of Bethlehem, Northampton County, PA  
 Executrix: Lynn Marie Vangelder  
 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

**BURKEVICH, ALBERT J.,** dec'd.

Late of the City of Bethlehem, Northampton County, PA  
 Executrix: Susan G. Koehler 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

**CHROMCZAK, JANE E.,** dec'd.

Late of Lower Saucon Township,  
 Northampton County, PA

Executrix: Debra Ann Chromczak  
 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

**DINAN, MARCELLA KELLY,** dec'd.

Late of Lower Saucon Township,  
 Northampton County, PA  
 Executrix: Terry Dinan Flanley  
 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

**ECK, ALMEDA L.,** dec'd.

Late of the Township of Palmer,  
 Northampton County, PA  
 Administratrix: Monica M. Moore  
 c/o Theresa Hogan, Esquire, 340  
 Spring Garden Street, Easton,  
 PA 18042  
 Attorney: Theresa Hogan,  
 Esquire, 340 Spring Garden  
 Street, Easton, PA 18042

**ECKHARDT, LINDA D.,** dec'd.

Late of Northampton, North-  
 ampton County, PA  
 Executrix: Peggy Ann  
 McCormick, 1410 Frost Hollow  
 Road, Easton, PA 18040.

**FRANTZ, MABEL M.,** dec'd.

Late of the Borough of Wal-  
 nutport, Northampton County,  
 PA  
 Executor: Brian David Frantz  
 c/o David B. Shulman, Esquire,  
 Shulman Law Office PC, 419  
 Delaware Avenue, P.O. Box 157,  
 Palmerton, PA 18071

Attorneys: David B. Shulman, Esquire, Shulman Law Office PC, 419 Delaware Avenue, P.O. Box 157, Palmerton, PA 18071

**FREDERICK, ROBERT ECKERD**, dec'd.

Late of Lower Saucon Township, Northampton County, PA  
 Executrix: Mary Frances Frederick 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

**JORDAN, DORIS E.**, dec'd.

Late of Walnutport, Northampton County, PA

Administrator: Anthony Jordan 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

**KOEHLER, NANCY L.**, dec'd.

Late of the Borough of Nazareth, Northampton County, PA

Executrix: Cynthia I. Woodward 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

**KUZMIN, PRISCILLA A.**, dec'd.

Late of the Township of Lehigh, Northampton County, PA

Administrators: Amanda E. Shuey and Bryan W. Kuzmin 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

**MEHRKAM, PATRICIA A.**, dec'd.

Late of Forks Township, Northampton County, PA

Co-Executors: Daniel E. Mehrkam and Kristine A. Schoenenberger c/o Barbara Rush Renkert, Esquire, 2120 Northampton Street, Easton, PA 18042

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

**PAULES, SCOTT DEAN**, dec'd.

Late of Franklin Twp., Northampton County, PA

Executor: Donald Adam Dyson c/o Angela D. Giampolo, Esquire, Giampolo Law Group, LLC, 1221 Locust St., #202, Philadelphia, PA 19107

Attorneys: Angela D. Giampolo, Esquire, Giampolo Law Group, LLC, 1221 Locust St., #202, Philadelphia, PA 19107

**POLICELLI, LUCY C.**, dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executrix: Stephanie Rose Eney, 628 Fairway Drive, Towson, MD 21286

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

**REYNOLDS, JANETTE**, dec'd.

Late of Easton, Northampton County, PA

Executor: James Stanley Reynolds c/o Michael A.

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

**SCHULTE, PATRICIA ANN**, dec'd.  
Late of Palmer Township, Northampton County, PA  
Executor: David Russell Schulte, 1490 Deer Path Road, Easton, PA 18040-8173

**SILVETZ, ANNA M.**, dec'd.  
Late of the Township of Lower Saucon, Northampton County, PA  
Executor: John P. Silvetz 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

**SMITH, SHIRLEY J.**, dec'd.  
Late of the Borough of Pen Argyl, Northampton County, PA  
Executor: Stephen G. Baratta c/o William E. Hutcheson, III, Esquire, 91 Larry Holmes Drive, Suite 200, Easton, PA 18042  
Attorney: William E. Hutcheson, III, Esquire, 91 Larry Holmes Drive, Suite 200, Easton, PA 18042

**SOLTIS, GREGORY**, dec'd.  
Late of Walnutport, Northampton County, PA  
Executor: Thomas R. Young 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

## SECOND PUBLICATION

**BECKER, NAOMI J.**, dec'd.  
Late of Walnutport, Northampton County, PA  
Executor: Carl D. Becker 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

**BLEILER, KAREN K.**, dec'd.  
Late of the Township of East Allen, Northampton County, PA  
Executrix: Michele E. Roberts, 8220 Airport Rd., Trailer 20, Northampton, PA 18067  
Attorneys: Steven D. Brown, Esquire, Spengler Brown Law Offices, 110 East Main Street, Bath, PA 18014

**BUNDY, ROSA B. a/k/a ROSA BUNDY HAUCKE**, dec'd.  
Late of Plainfield Township, Northampton County, PA  
Executrix: Vicki Byrd, 95-1038 Ainamakua Drive, Unit A, Mililani, HI 96789  
Attorneys: Lori J. Cerato, Esquire and Kelly L. Lombardo, Esquire, 729 Sarah Street, Stroudsburg, PA 18360

**COTTURO, PALMER J.**, dec'd.  
Late of the Township of Upper Mount Bethel, Northampton County, PA  
Co-Administrators: Palmer Christopher Cotturo and Nicole M. Brungard  
Attorney: Nicholas R. Sabatine, III, Esquire, 16 S. Broadway, Suite 1, Wind Gap, PA 18091

**GERBER, JOSEPH DAVID, dec'd.**

Late of the Township of Palmer, Northampton County, PA  
Executrix: Betty D. Whildin-Gerber c/o John E. Kotsatos, Esquire, 717 Washington Street, Easton, PA 18042  
Attorney: John E. Kotsatos, Esquire, 717 Washington Street, Easton, PA 18042

**GUMBERICH, LOTHAR D., dec'd.**

Late of Palmer Township, Northampton County, PA  
Executor: Preston J. Gumberich 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

**HOUSER-WENZEL, CONSTANCE**

**L., dec'd.**  
Late of the City of Bethlehem, Northampton County, PA  
Executor: Timothy J. Houser c/o Everett Cook, Esquire, Law Office of Everett Cook, 1605 N. Cedar Crest Blvd., Suite 520, Allentown, PA 18104  
Attorneys: Everett Cook, Esquire, Law Office of Everett Cook, 1605 N. Cedar Crest Blvd., Suite 520, Allentown, PA 18104

**KIRKA, SANDRA ELAINE, dec'd.**

Late of the Borough of Hellertown, Northampton County, PA  
Executrix: Kathryn Eileen Griffiths 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

**LORISH, MARGARET H., dec'd.**

Late of Bethlehem, Northampton County, PA  
Executrix: Janet A. Cunningham, 550 West Cherry Road, Quakertown, PA 18951  
Attorneys: H. Charles Markofski, Esquire, Markofski Law Offices, 1258 East Philadelphia Avenue, P.O. Box 369, Gilbertsville, PA 19525-0369

**PFENNING, ROBERT A., dec'd.**

Late of Bethlehem, Northampton County, PA  
Co-Executors: Jerie Glass and Gilbert L. Silva 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

**PRESTO, ROCCO JOSEPH, JR., dec'd.**

Late of Easton, Northampton County, PA  
Executor: Michael Joseph Presto, Jr., 1504 Gable Drive, Coopersburg, PA 18036

**WALTERS, NANCY D., dec'd.**

Late of Bethlehem, Northampton County, PA  
Nancy D. Walters Revocable Living Trust u/a/d September 25, 1997  
Trustee: Tamie H. Swain 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

**ZARECZKY, DAVID R., SR.**, dec'd.

Late of the Borough of Walnutport, Northampton County, PA  
 Administrator: David R. Zareczky, Jr. c/o Zachary Zawarski, Esquire, 3001 Easton Avenue, Bethlehem, PA 18017  
 Attorney: Zachary Zawarski, Esquire, 3001 Easton Avenue, Bethlehem, PA 18017

**THIRD PUBLICATION****BAKER, BERNADETTE MARY**, dec'd.

Late of the Borough of Portland, Northampton County, PA  
 Co-Administrators: Dawn Marie Boschetto and Bernard T. Selvey, III c/o Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045  
 Attorneys: Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045

**CATTELL, ANTHONY A. a/k/a TONY CATTELL a/k/a TONY A. CATTELL a/k/a ANTHONY CATTELL**, dec'd.

Late of the Township of Upper Nazareth, Northampton County, PA  
 Executor: Stuart A. Cattell c/o Robert A. Pinel, Esquire, Law Offices of Robert A. Pinel, LLC, 1502 Center Street, Suite 201, Bethlehem, PA 18018  
 Attorneys: Robert A. Pinel, Esquire, Law Offices of Robert A. Pinel, LLC, 1502 Center Street, Suite 201, Bethlehem, PA 18018

**LANDER, DOLORES J.**, dec'd.

Late of Hellertown, Northampton County, PA  
 Executor: Douglas R. Lander c/o Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045

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

**MACK, DONALD W., JR.**, dec'd.

Late of the Borough of Freemansburg, Northampton County, PA  
 Administrator: Dale Allen Mack 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

**MESSINGER, MARION S.**, dec'd.

Late of Nazareth, Northampton County, PA  
 Revocable Trust of Marion S. Messinger  
 Executor and Trustee: Frederick R. Curcio, Sr. 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

**PUGLIESE, JOSEPH G., SR.**, dec'd.

Late of the Township of Palmer, Northampton County, PA  
 Co-Executors: Joseph G. Pugliese, Jr. and Ralph James Pugliese 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

**RACE, LORRAINE C.**, dec'd.

Late of Palmer Township, Northampton County, PA

Executor: Michael Andrew Race  
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

Executor: Walter C. Torba, Jr.  
c/o T. Benjamin Traud, Esquire,  
Traud Law Offices, 3055 College  
Heights Blvd., Ste. 2A, Allentown,  
PA 18104  
Attorneys: T. Benjamin Traud,  
Esquire, Traud Law Offices,  
3055 College Heights Blvd., Ste.  
2A, Allentown, PA 18104

**RUMBOLD, JOHN W.,** dec'd.

Late of Washington Township,  
Northampton County, PA  
Executor: Jeffrey Wayne  
Rumbold, 2272 Ackermanville  
Road, Bangor, PA 18013  
Attorneys: Ronold J. Karasek,  
Esquire, Karasek Law Offices,  
LLC, 641 Market Street, Bangor,  
PA 18013

**NOTICE OF INCORPORATION**

NOTICE IS HEREBY GIVEN that  
Articles of Incorporation—for Profit  
have been filed with the Department  
of State of the Commonwealth of  
Pennsylvania, at Harrisburg, Penn-  
sylvania, on March 22, 2024, for the  
purposes of obtaining a Certificate of  
Incorporation of a proposed business  
corporation to be organized under the  
provisions of the Pennsylvania  
Business Corporation Law of 1988,  
approved December 21, 1988, P.L.  
1444, No. 177 as amended.

**SCHWEITZER, ANNE M.,** dec'd.

Late of the Township of Moore,  
Northampton County, PA  
Executrix: Deborah Dixon Lack,  
255 Hatch Gravel Rd., Bath, PA  
18014  
Attorneys: Daniel G. Spengler,  
Esquire, Spengler Brown Law  
Offices, 110 East Main Street,  
Bath, PA 18014

The name of the corporation is:

**X ENTERTAINMENT  
CORPORATION**

Richard H. Pepper, Esquire  
717 Washington Street  
Easton, PA 18042

May 16

**STECK, MARGARET M.,** dec'd.

Late of Bethlehem, Northampton  
County, PA  
Executrix: Catherine R. Hayduk  
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

**CERTIFICATE OF  
AUTHORITY NOTICE**

NOTICE IS HEREBY GIVEN that  
an Application for Certificate of  
Authority was filed with the PA Dept.  
of State on May 6, 2024 by **F3  
Consulting Group LLC**, a foreign  
limited liability company formed  
under the laws of the State of NY with  
its principal office located at F3  
Consulting Group LLC, 217  
Broadview Ct., Nazareth, PA 18064,  
to do business in PA under the provi-  
sions of PA Business Corporation Law  
of 1988. The registered office in PA  
shall be deemed for venue and official  
publication purposes to be located in  
Northampton County.

**TORBA, BARBARA ANN,** dec'd.

Late of Lower Saucon Township,  
Northampton County, PA

May 16

**NOTICE FOR CHANGE OF NAME**

NOTICE IS HEREBY GIVEN that on May 6, 2024, the petition of Marleny Morel Hiciano was filed in Northampton County Court of Common Pleas at No. 2024-3996 seeking to change the name of minor child from Cristofer Antonio Pichardo Morel to Cristofer Antonio Morel Hiciano. The court has fixed Thursday, June 20 at 9 a.m., in the motions court, at Northampton County Courthouse as the date for 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.

May 16

**MISCELLANEOUS LEGAL NOTICE**

In Re: Estate of

Mark S. Fiermonte, Deceased

The law offices of Pierce & Steirer, LLC is looking for family members of Mark S. Fiermonte, who died on December 1, 2023 in Bethlehem, Northampton County, Pennsylvania. Anyone with information regarding Mark S. Fiermonte’s family is asked to contact the following:

SCOTT R. STEIRER, ESQUIRE  
(610) 759-1420

May 16, 23

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

CONFESSION OF JUDGMENT  
PEOPLES SECURITY BANK &  
TRUST CO.

Plaintiff

vs.

KLW INVESTMENTS, LLC, and  
WINSHELL J. EXANTUS  
Defendants

**CASE NO.: C48-CV-2024-698**

NOTICE IS HEREBY GIVEN to the defendant, KLW Investments, LLC, that a judgment entered by confession, along with a confession of judgment complaint, has been filed against you in the above captioned matter on January 29, 2024.

**PUBLIC NOTICE**

A judgment in the amount of fifty-six thousand three hundred sixty-five dollars and five cents (\$56,365.05) has been entered against you and in favor of the plaintiff without any prior notice or hearing based on a confession of judgment contained in a written agreement or other paper allegedly signed by you. The sheriff may take your money or other property to pay the judgment at any time after thirty (30) days after the date on which this notice is served on you.

You may have legal rights to defeat the judgment or to prevent your money or property from being taken.

YOU MUST FILE A PETITION SEEKING RELIEF FROM THE JUDGMENT AND PRESENT IT TO A JUDGE WITHIN THIRTY (30) DAYS AFTER THE DATE ON WHICH THIS NOTICE IS SERVED ON YOU OR YOU MAY LOSE YOUR RIGHTS.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICES SET FORTH BELOW. THESE OFFICES MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THESE OFFICES 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.

NORTHAMPTON COUNTY  
BAR ASSOCIATION  
ATTORNEY REFERRAL SERVICE  
AND INFORMATION SERVICE  
P.O. Box 4733  
Easton, PA 18043-4733  
(610) 258-6333

- or -

PENNSYLVANIA LAWYER  
REFERRAL SERVICE  
100 South St.  
P.O. Box 186  
Harrisburg, PA 17108  
(Pennsylvania residents phone:  
1-800-692-7375;  
out-of-state  
residents phone: 1-717-238-6715)  
JAMES T. SHOEMAKER, ESQUIRE  
Identification No. 63871  
HOURIGAN, KLUGER & QUINN  
LAW OFFICES  
a Professional Corporation  
Attorneys for Plaintiff  
600 Third Avenue  
Kingston, PA 18704-5815  
(570) 287-3000

May 16

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

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on JUNE 7, 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-2009-08210**  
PHH MORTGAGE CORPORATION  
vs.  
RODOLFO GAVIRIA, AMPARO  
GAVIRIA, EDWIN A. GAVIRIA

**Property Address:**

1625 Ferry Street, Easton, PA  
18042

**UPI/Tax Parcel Number:**

L9SW2D/6/3/0837

ALL THAT CERTAIN lot or piece of land, together with the eastern half of the double dwelling erected thereon, situate in the First Ward of Wilson Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Rodolfo Gaviria and Amparo Gaviria by deed from Rodolfo Gaviria, Amparo Gaviria and Edwin A. Gaviria, said deed recorded on February 12, 2024, in the Northampton County Recorder of Deeds office in Book 2024-1 at page 024333.

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

**No. C-48-CV-2019-09073**

WILMINGTON SAVINGS FUND  
SOCIETY, FSB, AS TRUSTEE OF  
STANWICH MORTGAGE LOAN  
TRUST 1

vs.

RANDY ERDIE a/k/a RANDY L.  
ERDIE, CHERYL ERDIE a/k/a  
CHERYL A. ERDIE

**Property Address:**

225 Hickory Street, Nazareth, PA  
18064

**UPI/Tax Parcel Number:**

J7SE2B/2/1/0421

ALL THAT CERTAIN lot or piece of ground situated in Nazareth Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Cheryl A. Erdie and Randy L. Erdie by deed from Benedict W. Lanari and Ethel M. Lanari, his wife, said deed recorded on October 21, 2008, in the Northampton County Recorder of Deeds office in Book 2008-1 at page 287359.



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

**No. C-48-CV-2021-07128**

BANGOR BOROUGH AUTHORITY

vs.

SCOTT A. ZUKOWSKI

**Property Address:**

51 North 1st St., Bangor, PA 18013

**UPI/Tax Parcel Number:**

E9NE2A/8/7/0102

ALL THAT CERTAIN lot situate in Bangor Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Scott A. Zukowski by deed recorded on July 3, 1997, in the Northampton County Recorder of Deeds office in Book 1997-1 at page 070415.

THEREON BEING ERECTED a three-story church structure with aluminum siding and metal roof.

**No. C-48-CV-2021-08575**

BETHLEHEM AREA SCHOOL DISTRICT

vs.

JOSEPH G. BURTON,

CHRISTINA J. BURTON

**Property Address:**

1206 Foxview Drive, Bethlehem, PA 18017

**UPI/Tax Parcel Number:**

M6/22/5-14/0214

ALL THAT CERTAIN lot or tract or parcel of ground situated in Hanover Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Joseph G. Burton and Christina J. Burton by deed from Nic Zawarski & Sons Developers, Inc., said deed recorded on September 24, 2004, in the Northampton County Recorder of Deeds office in Book 2004-1 at page 372320.

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

**No. C-48-CV-2022-00482**

MORTGAGE ASSETS MANAGEMENT, LLC

vs.

MARGARET M. BONSER,  
ERNEST BONSER, JR.

**Property Address:**

1225 Brentwood Avenue, Bethlehem, PA 18017-9322

**UPI/Tax Parcel Number:**

M6NW4/4/3/0214

ALL THAT CERTAIN lot or tract of land situate in Hanover Township, Northampton County, Pennsylvania, being designated as Lot No. 3, Block A, Section 1, according to plan of lots known as Ville-Ron Estates, said plan dated March 1, 1965, and recorded in Plan Book 21 at page 17.

TITLE TO SAID PREMISES is vested in Margaret M. Bonser by deed from Margaret M. Bonser and Ernest Bonser, Jr., husband and wife, said deed recorded on January 23, 2012, in the Northampton County Recorder of Deeds office in Book 2012-1 at page 016964.

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

**No. C-48-CV-2022-03238**

U.S. BANK TRUST NATIONAL ASSOCIATION ET AL.

vs.

ROBERT A. LANESE,  
SUSAN E. LANESE

**Property Address:**

3020 10th Street, Bethlehem, PA 18020

**UPI/Tax Parcel Number:**

M7/17/1-248/0205

ALL THAT CERTAIN tract or parcel of land situate in Bethlehem Township, Northampton County, Pennsylvania, known as Lot No. 248, Phase 5, according to a record plan entitled "Phase 5, Final Plan, Nancy Run Estates, as Prepared for Nancy Run Estates Family Limited Partnership".

TITLE TO SAID PREMISES is vested in Robert A. Lanese and Susan E. Lanese by deed from Nancy Run Estates Family Limited Partnership, said deed recorded on July 24, 2002, in the Northampton County Recorder of Deeds office in Book 2002-1 at page 191679.

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

**No. C-48-CV-2022-06887**

WILMINGTON TRUST COMPANY,  
AS SUCCESSOR TRUSTEE TO  
BANK OF NEW YORK  
MELLON ET AL.

vs.

CHAD MAES, KNOWN HEIR OF  
RUDY J. MAES, DECEASED,  
CHRIS MAES, KNOWN HEIR OF  
RUDY J. MAES, DECEASED,  
CRAIG MAES, KNOWN HEIR OF  
RUDY J. MAES, DECEASED,  
TAYA MAES, KNOWN HEIR OF  
RUDY J. MAES, DECEASED,  
SUE MURPHY, KNOWN HEIRS OF  
RUDY J. MAES, DECEASED,  
UNKNOWN HEIRS OF  
JESSICA MAES, DECEASED,  
UNKNOWN HEIRS OF RUDY J.  
MAES, DECEASED

**Property Address:**

15 Spring Water Court, Easton,  
PA 18042

**UPI/Tax Parcel Number:**

N8/13/16/0836

ALL THAT CERTAIN parcel of land situate in Williams Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Rudy J. Maes and Barbara J. Maes, husband and wife, by deed from David L. Herkalo and Loretta Herkalo, husband and wife, said deed recorded on August 7, 2001, in the Northampton County Recorder of Deeds office in Book 2001-1 at page 155947. The said Barbara J. Maes died on May 13, 2013, whereby title became vested solely in Rudy J. Maes by operation of law. And the said Rudy J. Maes died on February 21, 2021.

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

**No. C-48-CV-2022-06972**

U.S. BANK TRUST NATIONAL  
ASSOCIATION ET AL.

vs.

STEPHEN RUSYN,  
MARGUERITE RUSYN

**Property Address:**

641 Palomino Drive, North  
Catasauqua, PA 18032

**UPI/Tax Parcel Number:**

M4SE1A/15/1/0923

ALL THAT CERTAIN piece or parcel of land lying and situate in North Catasauqua Borough, Northampton County, Pennsylvania, being designated as Lot No. 1 in Block D of Phase II of the Spring Meadow Subdivision.

TITLE TO SAID PREMISES is vested in Stephen Rusyn, Jr., by deed from Stephen Rusyn, Jr., and Marguerite M. Rusyn, husband and wife, said deed recorded on August 24, 1998, in the Northampton County Recorder of Deeds office in Book 1998-1 at page 112580.

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

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**No. C-48-CV-2022-07542**

M&T BANK

vs.

SARA MARIE ECKMAN, AS ADMINISTRATRIX OF THE ESTATE OF MARIE ECKMAN, DECEASED

**Property Address:**

3461 Park Place, Bethlehem, PA 18017

**UPI/Tax Parcel Number:**

M6SE1/9/1-H5/0214

ALL THAT CERTAIN unit in Park Place Condominium, designated as "H-5", situate in Hanover Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Sara Marie Eckman by deed from Sara Marie Eckman, Administrator C.T.A. of the Estate of Marie A. Eckman, said deed recorded on July 22, 2022, in the Northampton County Recorder of Deeds office in Book 2022-1 at page 204847.

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

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**No. C-48-CV-2023-00975**

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

vs.

SHAWN M. SNOW

**Property Address:**

1330 Washington Avenue, Northampton, PA 18067

**UPI/Tax Parcel Number:**

M4NW2A/9/11/0522

ALL THAT CERTAIN one-half of a double frame dwelling, with appurtenant lot, situate on the west side of Washington Avenue in the Fourth Ward of Northampton Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Shawn M. Snow by deed from Mark M. Carra and Ruth M.A. Carra, husband and wife, said deed recorded on February 19, 2020, in the Northampton County Recorder of Deeds office in Book 2020-1 at page 036449.

THEREON BEING ERECTED an A-frame half-double residential dwelling with vinyl siding, shingle roof and shed.

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**No. C-48-CV-2023-02041**

CARRINGTON MORTGAGE SERVICES, LLC

vs.

CHARLES D. NAGLE

**Property Address:**

50 East Depot Street, Hellertown, PA 18055

**UPI/Tax Parcel Number:**

Q7SW2A/9/8/0715

ALL THAT CERTAIN message or tenement and tract of land situate along the northerly side of Fehr Alley, between Easton Road and Main Street, in Hellertown Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Charles D. Nagle and Cheryl Nagle by deed from Boris T. Chaikowsky and Sheryl A. Chaikowsky, said deed recorded on July 15, 1986, in the Northampton County Recorder of Deeds office in Book 704 at page 924. The said Cheryl Nagle departed this life on August 15, 2016, whereby title became vested solely in Charles D. Nagle by operation of law.

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

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**No. C-48-CV-2023-04132**

PENNYMAC LOAN SERVICES, LLC

vs.

KRISTA M. RAGUSA

**Property Address:**

302 Delaware Ave., Wind Gap, PA 18091

**UPI/Tax Parcel Number:**

E8SW3A/5/12/0638

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

TITLE TO SAID PREMISES is vested in Donna Marie Ragusa and Krista M. Ragusa, joint tenants, by deed from Donna Marie Ragusa, Personal Representative of the Estate of Joseph Ragusa, deceased, said deed recorded on June 23, 2016, in the Northampton County Recorder of Deeds office in Book 2016-1 at page 125814. The said Donna Marie Ragusa died on May 9, 2021, whereby title became vested solely in Krista M. Ragusa by operation of law.

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

**No. C-48-CV-2023-06511**

AMERIHOM MORTGAGE COMPANY, LLC

vs.

GARRY G. ENRIQUEZ

**Property Address:**

1231 Washington Street, Easton, PA 18042

**UPI/Tax Parcel Number:**

L9SE1D/17/10/0310

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

TITLE TO SAID PREMISES is vested in Garry G. Enriquez, an unmarried man, by deed from Garry G. Enriquez, an unmarried man who acquired title as married, said deed recorded on October 7, 2022, in the Northampton County Recorder of Deeds office in Book 2022-1 at page 274592.

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

**No. C-48-CV-2023-07369**

DEUTSCHE BANK NATIONAL TRUST COMPANY ET AL.

vs.

SCOTT A. PAGE

**Property Address:**

1106 Main Street, Bethlehem, PA 18018

**UPI/Tax Parcel Number:**

N6SE4D/9/4/0204

ALL THAT CERTAIN messuage, tenement and lot or piece of ground situated on the east side of Main Street in Bethlehem City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Scott A. Page by deed from Sandra N. Alexander, Executrix and Trustee under the Last Will and Testament of Carl Henry Kramer, deceased, said deed recorded on May 15, 1992, in the Northampton County Recorder of Deeds office in Book 862 at page 582.

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

**No. C-48-CV-2023-07657**

MORTGAGE ASSETS MANAGEMENT, LLC

vs.

LAURA FARRIS-GILBERT, KNOWN HEIR OF JOHN R. SEIFERT, DECEASED, JILL HOLOD, KNOWN HEIR OF JOHN R. SEIFERT, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN R. SEIFERT, DECEASED

**Property Address:**

71 El Reno Avenue, Nazareth, PA 18064

**UPI/Tax Parcel Number:**

J8SW1/12/9/0432

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

TITLE TO SAID PREMISES is vested in John R. Seifert and Roberta M. Seifert by deed from Robert M. Kahler and Warren S. Dech, Jr., said deed recorded on June 14, 1963, in the Northampton County Recorder of Deeds office in Book 196 at page 311. The said Roberta M. Seifert departed this life on or about February 4, 2018, thereby vesting title solely unto John R. Seifert by operation of law. And the said John R. Seifert departed this life on or about February 4, 2023.

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

**No. C-48-CV-2023-07707**

FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE ET AL.

vs.

THOMAS J. DUMVILLE

**Property Address:**

25 Crown Drive, Easton, PA 18040

**UPI/Tax Parcel Number:**

K9/33A/2/0311

ALL THAT CERTAIN piece, parcel or tract of land situate in Forks Township, Northampton County, Pennsylvania, shown as Lot SF E61 on the Final Plan of Vista Estates as recorded in Map Book 1998-1 at page 340.

TITLE TO SAID PREMISES is vested in Thomas J. Dumville by deed from Strausser Enterprises, Inc., said deed recorded on March 1, 2000, in the Northampton County Recorder of Deeds office in Book 2000-1 at page 023295.

THEREON BEING ERECTED a two-story 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  
May 16, 23, 30

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