

**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****BISHOP, JOHN EARL**, dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executrix: Angelina Marie Bishop 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

**BONNEY, PATRICIA C.**, dec'd.

Late of the Township of Palmer, Northampton County, PA

Executrix: Linda Jean Bonney c/o Daniel E. Cohen, Attorney, Hof & Reid, LLC, 3101 Emrick Blvd., Suite 205, Bethlehem, PA 18020

Attorneys: Daniel E. Cohen, Attorney, Hof & Reid, LLC, 3101 Emrick Blvd., Suite 205, Bethlehem, PA 18020

**BORLODAN, MICHAEL G.**, dec'd.

Late of Nazareth, Northampton County, PA

Executor: David Borlodan, 48 Regal Lane, Fredericksburg, VA 22406

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

**BURKE, WILLIAM A.**, dec'd.

Late of Bethlehem, Northampton County, PA

Executor: William R. Burke, 8010 Bell Gate Road, Coopersburg, PA 18036

**GALLAGHER-ORTIZ, JAMES JOSEPH, JR.**, dec'd.

Late of the Township of Bushkill, Northampton County, PA

Administratrix: Melanie A. Gallagher c/o Charles Bruno, Esquire, Bruno Law, P.O. Box 468, Easton, PA 18044-0468

Attorneys: Charles Bruno, Esquire, Bruno Law, P.O. Box 468, Easton, PA 18044-0468

**HARTZELL, CORA I.**, dec'd.

Late of the Borough of Bath, Northampton County, PA

Executor: Jason Wade Hartzell 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

**HILBERT, ELIZABETH R.**, dec'd.

Late of the Township of Moore, Northampton County, PA

Executrix: Sherry Corrine Krapf 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

**JOHNS, CHARLES W.,** dec'd.

Late of Bethlehem, Northampton County, PA

Executrix: Ms. Kristina L. Rogers a/k/a Kristina L. Neilson-Rogers  
Attorneys: John D. Lychak, Esquire, Law Offices of John D. Lychak, P.C., 60 W. Broad Street, Suite 98, Bethlehem, PA 18018

**KARPIN, MARGARET CHRISTINE,** dec'd.

Late of the Township of Forks, Northampton County, PA

Executrix: Lynn A. Kuehn c/o Daniel E. Cohen, Attorney, Hof & Reid, LLC, 3101 Emrick Blvd., Suite 205, Bethlehem, PA 18020  
Attorneys: Daniel E. Cohen, Attorney, Hof & Reid, LLC, 3101 Emrick Blvd., Suite 205, Bethlehem, PA 18020

**KICHLINE, SUSAN K.,** dec'd.

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

Administratrix: Nancy B. Kichline 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

**KURZEJA, BERNADINE M.,** dec'd.

Late of Northampton, Northampton County, PA

Executor: John J. Kurzeja 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

**LEHR, WILLIAM R., SR.,** dec'd.

Late of Bethlehem, Northampton County, PA

Executor: William R. Lehr, Jr., 135 Evergreen Drive, Lehighton, PA 18235

Attorneys: Jason R. Costanzo, Esquire, ARM Lawyers, 115 E. Broad Street, Bethlehem, PA 18018

**MISUTKA, RUDY C.,** dec'd.

Late of Bangor, Northampton County, PA

Executrix: Angela M. Templeton, 559 Rasley Hill Rd., Bangor, PA 18013

**WERKHEISER, TIMOTHY PERRY a / k / a TIMOTHY P. WERKHEISER,** dec'd.

Late of the Borough of Hellertown, Northampton County, PA

Administratrix: Michelle Werkheiser c/o Joshua N. Daly, Esquire, 4480 William Penn Highway, Suite 200, Easton, PA 18045

Attorney: Joshua N. Daly, Esquire, 4480 William Penn Highway, Suite 200, Easton, PA 18045

**WERKPEHOWSKI, WILLIAM J. a / k / a WILLIAM JOHN WERKPEHOWSKI a / k / a WILLIAM WERKPEHOWSKI,** dec'd.

Late of Bethlehem, Northampton County, PA

Executors: William J. Werkpehowski and Robert D. Fleming 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

**WILSON, DONA M.,** dec'd.

Late of 130 Stark Street, Northampton, Northampton County, PA

Personal Representative: Ryan Fogarty c/o Victor Cavacini, Esquire, 33 South Seventh Street, P.O. Box 4060, Allentown, PA 18105-4060

Attorney: Victor Cavacini, Esquire, 33 South Seventh Street, P.O. Box 4060, Allentown, PA 18105-4060

**YANDRISOVITZ, FRANK J.,** dec'd.

Late of the Borough of Nazareth, Northampton County, PA

Administratrix: Veronica A. McCauley 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

**SECOND PUBLICATION**

**CAPOMAGGI, CLAIRE P.,** dec'd.

Late of the Township of Palmer, Northampton County, PA

Executors: T. Austin Capomaggi and John A. Capomaggi 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

**CAPRIOTTI, ORLANDO G.,** dec'd.

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

Executrix: Judith Ann Campbell c/o Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045

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

**COLLIER, MARIE,** dec'd.

Late of Bethlehem, Northampton County, PA

Executrix: Michael Secula 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

**HOFF, HAROLD H.,** dec'd.

Late of the Borough of Bath, Northampton County, PA

Executrix: Vicki Marie Eldridge, 137 Wolf Street, Bath, PA 18014

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

**NICHOLAS, IRENE MARY,** dec'd.

Late of the Township of Palmer, Northampton County, PA

Executrix: Bonnie L. Nicholas c/o Brian M. Monahan, Esquire, 831 Lehigh Street, Easton, PA 18042

Attorney: Brian M. Monahan, Esquire, 831 Lehigh Street, Easton, PA 18042

**PETRAN, LOUIS,** dec'd.

Late of the Borough of Hellertown, Northampton County, PA

Executrix: Rachel Hudock 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

**RUHF, THEODORE T., JR.,** dec'd.

Late of Bethlehem, Northampton County, PA

Executrix: Laura Lyn Bannon 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

**WEIGOLD, CHARLES, III**, dec'd.

Late of Lehigh Township, Northampton County, PA

Executor: Charles Weigold, Jr. c/o Bohdan J. Zelechiwsky, Esquire, Zelechiwsky Law Office, LLC, 527 Hamilton Street, Allentown, PA 18101

Attorneys: Bohdan J. Zelechiwsky, Esquire, Zelechiwsky Law Office, LLC, 527 Hamilton Street, Allentown, PA 18101

**WEISS, KEVIN T.**, dec'd.

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

Executrix: Ashley Lynn Weiss a/k/a Ashley Lynn Frey 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

**WRIGHT, MARY LOUISE**, dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executrix: Amy L. Artigliere 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

**YOUNGKIN, CARMELA R.**, dec'd.

Late of the City of Easton, Northampton County, PA

Executor: John T. Pinto 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

**THIRD PUBLICATION**

**ANDREWS, AUDREY ELIZABETH**, dec'd.

Late of the Township of Williams, Northampton County, PA

Executrix: Valerie E. Andrews c/o Charles Bruno, Esquire, Bruno Law, P.O. Box 468, Easton, PA 18044-0468

Attorneys: Charles Bruno, Esquire, Bruno Law, P.O. Box 468, Easton, PA 18044-0468

**BAZEMORE, JOHN TODD, JR.**  
**a/k/a JOHN BAZEMORE**, dec'd.

Late of the Township of Palmer, Northampton County, PA

Administrator: Robert S. Blasi, 60 Penny Lane, Easton, PA 18040

**CAMPANELLA, PATRICIA**, dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executor: Joshua Griffis c/o Christopher T. Spadoni, Esquire, 1413 Easton Ave., P.O. Box 522, Bethlehem, PA 18018

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

**FINKBEINER, RICHARD J.**, dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Executrix: Janet Evelyn Morrissey 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

**HELMAN, JOAN E.,** dec'd.

Late of the City of Bethlehem, Northampton County, PA  
Executrix: Carol Ann Geissler c/o Robert V. Littner, Esquire, Littner & Littner Law Offices, PLLC, 512 North New Street, Bethlehem, PA 18018  
Attorneys: Robert V. Littner, Esquire, Littner & Littner Law Offices, PLLC, 512 North New Street, Bethlehem, PA 18018

**JANISCH, JOSEPHINE M.,** dec'd.

Late of the Township of Bushkill, Northampton County, PA  
Administrator: Mark Lloyd Janisch c/o Charles Bruno, Esquire, Bruno Law, P.O. Box 468, Easton, PA 18044-0468  
Attorneys: Charles Bruno, Esquire, Bruno Law, P.O. Box 468, Easton, PA 18044-0468

**KIRK, MARGARET ANN,** dec'd.

Late of Bethlehem, Northampton County, PA  
Executor: Joseph Kirk 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

**KROCK, MARJORIE P.,** dec'd.

Late of Moore Township, Northampton County, PA  
Co-Executors: Debbie L. Marinelli and Todd Krock, P.O. Box 4261, Bethlehem, PA 18018

**LABOY, ILEANA,** dec'd.

Late of Bethlehem, Northampton County, PA  
Administrator: Gabriel Ramos c/o Diane M. Sodano, Esquire, Law Offices of Diane M. Sodano, PC, 165 California Road, Unit 696, Quakertown, PA 18951  
Attorneys: Diane M. Sodano, Esquire, Law Offices of Diane M. Sodano, PC, 165 California Road, Unit 696, Quakertown, PA 18951

**LAMBERT, MARY I.,** dec'd.

Late of the Township of Bethlehem, Lehigh County, PA  
Executor: Hal J. Lambert c/o Charles Bruno, Esquire, Bruno Law, P.O. Box 468, Easton, PA 18044-0468  
Attorneys: Charles Bruno, Esquire, Bruno Law, P.O. Box 468, Easton, PA 18044-0468

**MAURER, EDWARD T.,** dec'd.

Late of the Borough of Northampton, Northampton County, PA  
Co-Administrators: Ewalde M. Cook and Gale D. Rezende 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

**MORRISON, MATTHEW W.,** dec'd.

Late of Mount Bethel Township, Northampton County, PA  
Administratrix: Jane D. Morrison  
Attorney: Job T. Stepanski, Esquire, 183 Market St., Suite 200, Kingston, PA 18704

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

Late of the Township of Hanover, Northampton County, PA

Administratrix: Patricia A. Janicek 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

**O'LEARY, BRIAN P.,** dec'd.

Late of Easton, Northampton County, PA

Administratrix: Jacqueline Michelle O'Leary c/o Steven B. Molder, Esquire, 904 Lehigh St., Easton, PA 18042

Attorney: Steven B. Molder, Esquire, 904 Lehigh St., Easton, PA 18042

**RILEY, OLIVER CHARLES, JR.,** dec'd.

Late of the Township of Plainfield, Northampton County, PA

Executor: Dennis Charles Riley 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

**RODENBACH, ANN MARIE WISMER,** dec'd.

Late of Palmer Township, Northampton County, PA

Executor: Barry Wayne Wismer c/o Ralph J. Bellafatto, Esquire, 4480 William Penn Highway, Easton, PA 18045

Attorney: Ralph J. Bellafatto, Esquire, 4480 William Penn Highway, Easton, PA 18045

**SALAMONE, CATHERINE R.,** dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Executor: Daniel P. McGrath 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

**SCHRADER, NANCY JANE,** dec'd.

Late of Bethlehem, Northampton County, PA

Co-Administrators: David B. Nemeth, 2942 Mallard Court, Nazareth, PA 18064 and Pam Solomon, 3686 Lehigh Drive, Northampton, PA 18067

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

**SHATON, JOHN J.,** dec'd.

Late of the City of Bethlehem, Northampton County, PA

Administratrix: Katharine E. Shaton, 4435 Loraine Lane, Bethlehem, PA 18017

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

**TURNER, DANEAN D.,** dec'd.

Late of the City of Easton, Northampton County, PA

Administrator: Michael Anthony Turner c/o Tara A. Eckels, Esquire, 4510 Bath Pike, Suite 201, Bethlehem, PA 18017

Attorney: Tara A. Eckels, Esquire, 4510 Bath Pike, Suite 201, Bethlehem, PA 18017

**WHEELEN, THOMAS E., JR.,**

dec'd.

Late of the Township of Hanover,  
Northampton County, PA

Administrator: Gary William  
Wheelen c/o Goudsouzian &  
Associates, 2940 William Penn  
Highway, Easton, PA 18045

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

**ZVONCHENKO, GEORGE, JR.,**

dec'd.

Late of the Township of Bushkill,  
Northampton County, PA

Executrix: Tanya Marie  
Zvonchenko 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

**NOTICE OF NONPROFIT  
INCORPORATION**

NOTICE IS HEREBY GIVEN that  
Articles of Incorporation were filed  
with the Department of State of the  
Commonwealth of Pennsylvania at  
Harrisburg, PA for the purpose of  
incorporating a non profit corporation  
under the PA Non Profit Corporation  
Law of 1988. The purpose for which  
it has been organized is to preserve  
and share the area's rich history, folk  
lore, arts and humanities of the past  
and present.

The name of the Non Profit Corpo-  
ration is:

**THREE CHURCH HILL ARTS &  
HISTORICAL SOCIETY**

Christopher T. Spadoni, Esquire  
Pa. I.D. No. 24817  
1413 Easton Avenue  
P.O. Box 522  
Bethlehem, PA 18016-1409

May 25

**FICTITIOUS NAME**

**REGISTRATION NOTICE**

NOTICE IS HEREBY GIVEN,  
pursuant to the provisions of Act No.  
295 of 1982, as amended, of intention  
to file, or the filing of, in the Office of  
the Secretary of the Commonwealth  
of Pennsylvania, at Harrisburg, Penn-  
sylvania, a certificate for the conduct  
of a business in Pennsylvania, under  
the assumed or fictitious name, style  
or designation of:

**BRUCE GRONER**

**LEASE COMPANY**

with its principal place of business at:  
3411 Northwood Avenue, Easton, PA  
18045.

The name and address of the  
person owning or interested in said  
business are: Bruce E. Groner, 3411  
Northwood Avenue, Easton, PA  
18045.

The certificate has been filed on  
May 8, 2023.

TIMOTHY J.

DUCKWORTH, ESQUIRE

MOSEBACH, FUNT, DAYTON &

DUCKWORTH, P.C.

2045 Westgate Drive

Suite 404

Bethlehem, PA 18017

May 25

**CERTIFICATE OF  
AUTHORITY NOTICE**

NOTICE IS HEREBY GIVEN that  
**HID Global Bluvision Inc.**, a foreign  
corporation formed under the laws of  
the State of Delaware and its principal  
office is located at 600 Corporate  
Drive, #300, Ft. Lauderdale, FL  
33334, has registered to do business  
in Pennsylvania with the Department  
of State of the Commonwealth of  
Pennsylvania, at Harrisburg, PA, on  
May 10, 2023, under the provisions  
of Chapter 4 of the Association Trans-

actions Act. The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Northampton County.

May 25

**NOTICE FOR CHANGE OF NAME**

NOTICE IS HEREBY GIVEN that on May 5, 2023, the petition of Thomas John Joseph Griffies was filed in Northampton County Court of Common Pleas at docket number C-48-CV-2023-2879, seeking to change the name of Petitioner from Thomas John Joseph Griffies to Thomas John Joseph Mikolawski. The Court has fixed Wednesday, July 5, 2023 at 9:00 a.m. in motions court at the Northampton County Courthouse as the date for the hearing of the Petition. All persons interested in the proposed change of the name may appear and show cause, if any they have, why the prayer of the Petitioner should not be granted.

May 25

**NOTICE FOR CHANGE OF NAME**

You are hereby notified that on March 20, 2023, Eva Hernandez Mauro and Juan T. Velez Pena filed a petition to change the name in Northampton County Court of Common Pleas at No. C-48-CV-2023-001735, seeking to change the name of minor child John David Velez Hernandez to John D. Velez. The court has fixed Wednesday, June 21, 2023, at 9:00 A.M. in Courtroom Motions at the 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 25

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

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on JUNE 9, 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-2018-09407**

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

vs.

WILLIAM F. MADERA,  
JILL MAKAROVSKY

**Property Address:**

644 Mulberry Drive, Nazareth, PA  
18064-8681

**UPI/Tax Parcel Number:**

K7/19/13-311/0418

ALL THAT CERTAIN tract or parcel of land situate in Lower Nazareth Township, Northampton County, Pennsylvania, being Lot No. 311 on plan entitled "Overall Record Major Subdivision Plan for Fields at Trio Farms—Phase 1" as prepared by Van Cleef Engineering Associates, said plan last revised March 14, 2011, and recorded June 24, 2011, in Map Book 2011-5 at page 142.

TITLE TO SAID PREMISES is vested in William F. Madera and Jill Makarovsky, with rights of survivorship, by deed from Trio Farms PA, LLC, land owner, and Kay Trio, LLC, equitable owner, said deed recorded on December 2, 2013, in the Northampton County Recorder of Deeds Office in Book 2013-1 at page 309931.

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

**No. C-48-CV-2022-00452**

NATIONSTAR MORTGAGE, LLC  
d/b/a CHAMPION  
MORTGAGE COMPANY

vs.

ELIZABETH FRABLE a/k/a  
ELIZABETH M. FRABLE

**Property Address:**

89 Old Carriage Road, Northampton, PA 18067

**UPI/Tax Parcel Number:**

K4/30/3/0501

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

TITLE TO SAID PREMISES is vested in Elizabeth M. Frable, widow, by deed from Elizabeth M. Frable, widow, said deed recorded on January 18, 2002, in the Northampton County Recorder of Deeds Office in Book 2002-1 at page 019103.

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

**No. C-48-CV-2022-01244**

WILMINGTON SAVINGS FUND  
SOCIETY, FSB ET AL.

vs.

TONY G. McCOY,  
JACQUELINE E. McCOY

**Property Address:**

831 Johnston Drive, Bethlehem, PA 18017

**UPI/Tax Parcel Number:**

M6SE3/3/8/0204

ALL THAT CERTAIN message, tenement and lot or parcel of land situate in the 19th Ward of Bethlehem City, Northampton County, Pennsylvania, being Lot No. 3, Block A, as shown on plan entitled "Plan of Altonah Park", Bethlehem, PA, said plan dated June 25, 1957, by Leonard M. Privillig Co., Engineers.

TITLE TO SAID PREMISES is vested in Tony G. McCoy and Jacqueline E. McCoy by deed from Joseph Cruz, Jr., and Teresa Cruz, said deed recorded on April 2, 2007, in the Northampton County Recorder of Deeds Office in Book 2007-1 at page 120686.

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

**No. C-48-CV-2022-03862**

CALIBER HOME LOANS, INC.

vs.

KAYLA FENSTERMACHER,  
CHASITY PEREZ

**Property Address:**

415 East Union Boulevard, Bethlehem, PA 18018

**UPI/Tax Parcel Number:**

P6NE2A/9/27/0204

ALL THAT CERTAIN lot or piece of ground, with the building and improvements thereon erected, situate on the northly side of East Union Boulevard (formerly Union Street) a distance of one hundred forty (140) feet eastwardly from Maple Street in Bethlehem City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Kayla Fenstermacher and Chasity Perez, as tenants by the entirety, by deed from Julie A. Brinker, single, said deed recorded on July 30, 2018, in the Northampton County Recorder of Deeds in Book 2018-1 at page 159293.

THEREON BEING ERECTED a split-level residential row home with brick exterior, slate roof and one-car garage.

**No. C-48-CV-2022-04113**

FREEDOM MORTGAGE  
COPORATION

vs.

ALLAN F. GREENE

**Property Address:**

2703 Spring Garden Street,  
Easton, PA 18045

**UPI/Tax Parcel Number:**

L8SE2/21/11/0324

ALL THOSE CERTAIN lots, tracts or pieces of land situated in Palmer Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Allan F. Greene, married, as tenant by the entirety, by deed from Joanna P. Levy and Robert Duld, wife and husband, said deed recorded on July 5, 2018, in the Northampton County Recorder of Deeds Office in Book 2018-1 at page 139988.

THEREON BEING ERECTED a two-story single residential dwelling with vinyl siding and brick exterior, shingle roof and in-ground pool.

**No. C-48-CV-2022-05763**

PENNYMAC LOAN SERVICES, LLC

vs.

GREGORY T. DAILEY

**Property Address:**

190 East Main Street, Pen Argyl,  
PA 18072

**UPI/Tax Parcel Number:**

E8NE2C/4/8/0625

ALL THAT CERTAIN parcel or tract of land, together with the improvements erected thereon, being situate in the First Ward of Pen Argyl Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Gregory T. Dailey, unmarried, by deed from Mark Cotturo, unmarried, said deed recorded on June 12, 2017, in the Northampton County Recorder of Deeds Office in Book 2017-1 at page 120957.

THEREON BEING ERECTED a one-and-one-half-story Cape Cod-style residential dwelling with stone masonry exterior, slate roof and detached two-car garage.

**No. C-48-CV-2022-06363**

U.S. BANK NATIONAL  
ASSOCIATION, AS TRUSTEE

ET AL.

vs.

ALBERT J. FREED

**Property Address:**

3025 Bath Pike, Nazareth, PA  
18064

**UPI/Tax Parcel Number:**

K6/11/11E/0432

ALL THAT CERTAIN messuage, tenement and lot or piece of ground situate on the southerly side of Pennsylvania Route 248 (a/k/a Bath Pike) in Upper Nazareth Township, Northampton County, Pennsylvania, being Lot No. 2 on a Final Minor Subdivision for Chester and Ethel Flory as prepared by Kenneth R. Hahn, PLS, and shown on a drawing No. 92-6 dated and last revised on May 18, 1993.

TITLE TO SAID PREMISES is vested in Albert J. Freed by deed from Chester C. Florey and Ethel M. Florey, his wife, said deed recorded on November 4, 1996, in the Northampton County Recorder of Deeds Office in Book 1996-1 at page 116569.

THEREON BEING ERECTED a two-and-a-half-story single residential dwelling with stone block exterior and shingle roof.

**No. C-48-CV-2022-07713**

M&T BANK

vs.

ROBERT J. NIKISHER a/k/a  
ROBERT JAMES NIKISHER,  
KELLY L. NIKISHER a/k/a  
KELLY NIKISHER

**Property Address:**

843 Bluemont Drive, Walnutport,  
PA 18088

**UPI/Tax Parcel Number:**

J2/8/6N/0516

ALL THAT CERTAIN lot or tract of land situated in Lehigh Township, Northampton County, Pennsylvania, designated as Lot 3 on Plan of Sandstone Knoll, recorded in Map Book 38 at page 24.

TITLE TO SAID PREMISES is vested in Robert James Nikisher and Kelly L. Nikisher by deed from Robert J. Nikisher a/k/a Robert James Nikisher, said deed recorded on May 12, 2008, in the Northampton County Recorder of Deeds Office in Book 2008-1 at page 138937.

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 18, 25; June 1