

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**BLASKO, AGNES F.,** dec'd.

Late of the Township of Moore, Northampton County, PA
 Executor: Michael F. Blasko 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

BOETTINGER, JODY W., dec'd.

Late of the Borough of Bangor, Northampton County, PA
 Co-Administrators: Frederick E. Boettinger and Patty Ann Aunchman 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

BROWN, DEVIN SAMUEL, dec'd.

Late of Bethlehem City, Northampton County, PA

Administratrix: Denise Velez c/o Kristen L. Behrens, Esquire, Dilworth Paxson LLP, 1500 Market St., Ste. 3500E, Philadelphia, PA 19102

Attorneys: Kristen L. Behrens, Esquire, Dilworth Paxson LLP, 1500 Market St., Ste. 3500E, Philadelphia, PA 19102

GILLINGHAM, MILDRED JEAN, dec'd.

Late of Forks Township, Northampton County, PA
 Executrix: Iva Mae Morrison c/o Steven B. Molder, Esquire, 904 Lehigh St., Easton, PA 18042
 Attorney: Steven B. Molder, Esquire, 904 Lehigh St., Easton, PA 18042

GRANGER, LORETTA A., dec'd.

Late of Bethlehem Township, Northampton County, PA
 Executrix: Janet Smith Thayer
 Attorneys: Richard W. Shaffer, Jr., Esquire, Prokup & Swartz, 7736 Main Street, Fogelsville, PA 18051

KLINE, FREDERICK E., dec'd.

Late of the Township of Palmer, Northampton County, PA
 Executrix: Kathleen Ann MacDonald 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

KRAJEWSKI-FEULA, BARBARA J., dec'd.

Late of the Borough of Nazareth, Northampton County, PA

Co-Executors: Peter Bruno and Tina Marie Grose 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

LITTLE, BRENDA, dec'd.

Late of the City of Bethlehem, Northampton County, PA

Administrator: James Willie Little, 1447 Geissinger Street, Bethlehem, PA 18018

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

LONGCAR, EVELYN E., dec'd.

Late of Bethlehem, Northampton County, PA

Executrix: Patricia L. Loncar-Bassler 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

PALLANTE, HAZEL, dec'd.

Late of the Borough of Bath, Northampton County, PA

Executor: James Dominick Pallante, Sr. 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

RUCH, DOLORES E., dec'd.

Late of the Borough of Walnutport, Northampton County, PA
Executor: Harold C. Greene 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

RUCH, PHYLLIS J., dec'd.

Late of the Township of Washington, Northampton County, PA
Administratrix: Rebecca Lynne Turner 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

WITMER, HERBERT R., dec'd.

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

Executor: Steven H. Witmer 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

YOUNG, SUSAN L., dec'd.

Late of Allen Township, Northampton County, PA

Executor: Mark William Smith 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

SECOND PUBLICATION

ANDERSON, JOHN, dec'd.

Late of the Township of Bushkill, Northampton County, PA
Administrator: John Dennis Anderson c/o Joshua N. Daly,

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

BENSLEY, SANDRA MARIE, dec'd.
Late of Lehigh Township, Northampton County, PA
Executor: Robert George Argot, Jr., 146 Valley Road, Bernville, PA 19506
Attorneys: Lori J. Cerato, Esquire and Kelly L. Lombardo, Esquire, 729 Sarah Street, Stroudsburg, PA 18360

BILDER, WAYNE HOFFMAN, dec'd.
Late of the Township of Williams, Northampton County, PA
Executrix: Donna M. Bilder, 20 Springtown Rd., Whitehouse Station, NJ 08889
Attorneys: Theodore R. Lewis, Esquire, Lewis and Walters, 46 S. 4th Street, Easton, PA 18042

CAREY, ANNE MARIE, dec'd.
Late of the City of Bethlehem, Northampton County, PA
Administrator: George W. Walters c/o Joshua N. Daly, Esquire, Daly Law Offices, 4480 William Penn Highway, Suite 200, Easton, PA 18045
Attorneys: Joshua N. Daly, Esquire, Daly Law Offices, 4480 William Penn Highway, Suite 200, Easton, PA 18045

CREAMER, MARYANN, dec'd.
Late of the Township of Forks, Northampton County, PA
Executrix: Erin K. Shay c/o Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045

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

DiMAGGIO, MAXINE L., dec'd.
Late of the Township of Lower Saucon, Northampton County, PA
Executrix: Jennifer L. DiMaggio a/k/a Jennifer L. Ryan 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

FIRTKO, STEFAN F., dec'd.
Late of the Township of Williams, Northampton County, PA
Executor: John Douglas Trimmer c/o Joshua N. Daly, Esquire, Daly Law Offices, 4480 William Penn Highway, Suite 200, Easton, PA 18045
Attorneys: Joshua N. Daly, Esquire, Daly Law Offices, 4480 William Penn Highway, Suite 200, Easton, PA 18045

FLORES, JOSUE T., dec'd.
Late of Bethlehem, Northampton County, PA
Administrator: Joseph J. Flores c/o Rebecca M. Young, Esquire and Lia K. Snyder, Esquire, Young & Young, 119 E. Main Street, Macungie, PA 18062
Attorneys: Rebecca M. Young, Esquire and Lia K. Snyder, Esquire, Young & Young, 119 E. Main Street, Macungie, PA 18062

FLYNN, MICHAEL F., dec'd.
Late of the City of Easton, Northampton County, PA
Executrix: Sara Margaret Flynn c/o Joshua N. Daly, Esquire,

Daly Law Offices, 4480 William Penn Highway, Suite 200, Easton, PA 18045

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

GEORGE, LARRY R., dec'd.

Late of East Allen Township, Northampton County, PA

Executrix: Diane Carolyn Weslosky 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

HOCH, LINDA A., dec'd.

Late of the Borough of Bath, Northampton County, PA

Executrix: Wendy L. Whiteash 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

HUGHES, GLADYS R., dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executrix: Cheryl Marie Hughes c/o Joshua N. Daly, Esquire, Daly Law Offices, 4480 William Penn Highway, Suite 200, Easton, PA 18045

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

JOST, WILLIAM A., dec'd.

Late of the Township of East Allen, Northampton County, PA

Administrator: Douglas Arthur Jost 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

KECK, RICHARD J.H., JR., dec'd.

Late of Northampton County, PA
Executrix: Carole A. Keck c/o Leonard M. Mellon, Esquire, 151 South 7th Street, Easton, PA 18042

Attorney: Leonard M. Mellon, Esquire, 151 South 7th Street, Easton, PA 18042

KING, BETTY DIANE, dec'd.

Late of Upper Mount Bethel Township, Northampton County, PA

Administrator: Paul Taylor Couillard, 54 E. Springtown Road, Long Valley, NJ 07853

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

KISS, HILDA MARY, dec'd.

Late of Bath, Northampton County, PA

Executrix: Barbara Ann Keenhold c/o Steven B. Molder, Esquire, 904 Lehigh St., Easton, PA 18042

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

KOCHER, ROBERT EUGENE, SR., dec'd.

Late of the Township of Moore, Northampton County, PA

Executrix: Shirley M. Kocher 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

KREWSON, ROSEMARIE, dec'd.

Late of the Township of Bushkill, Northampton County, PA
Executrix: Suzane Krewson 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

LEIDY, JEFFREY W., dec'd.

Late of Palmer Township, Northampton County, PA
Administratrix: Jennifer Lepera c/o John H. Filice, Esquire, Rubin, Glickman, Steinberg & Gifford, P.C., 2605 N. Broad Street, P.O. Box 1277, Lansdale, PA 19446
Attorneys: John H. Filice, Esquire, Rubin, Glickman, Steinberg & Gifford, P.C., 2605 N. Broad Street, P.O. Box 1277, Lansdale, PA 19446

McGRAW, HENRIETTA G., dec'd.

Late of the Township of Palmer, Northampton County, PA
Executor: Adam M. McGraw 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

McGRAW, THOMAS O., dec'd.

Late of the Township of Palmer, Northampton County, PA
Executor: Adam M. McGraw 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

MEAD, M. VIRGINIA a/k/a MILTON VIRGINIA MEAD a/k/a M.V. MEAD, dec'd.

Late of Hanover Township, Northampton County, PA
Executor: David W. Mead
Attorney: Daniel G. Dougherty, Esquire, 881 3rd St., Suite B-3, Whitehall, PA 18052

O'CONNELL, NANCY ANN, dec'd.

Late of Bethlehem, Northampton County, PA
Executor: John James O'Connell c/o Judith A. Harris, Esquire, Norris McLaughlin, P.A., 515 West Hamilton Street, Suite 502, Allentown, PA 18101
Attorneys: Judith A. Harris, Esquire, Norris McLaughlin, P.A., 515 West Hamilton Street, Suite 502, Allentown, PA 18101

OWENS, ALICE JOYCE, dec'd.

Late of the City of Easton, Northampton County, PA
Administratrix: Bonnie L. Kooker c/o Joshua N. Daly, Esquire, Daly Law Offices, 4480 William Penn Highway, Suite 200, Easton, PA 18045
Attorneys: Joshua N. Daly, Esquire, Daly Law Offices, 4480 William Penn Highway, Suite 200, Easton, PA 18045

RAMUNNI, DAWN M., dec'd.

Late of the Township of Palmer, Northampton County, PA
 Executor: Anthony Ramunni, Jr.
 Attorney: David M. Backenstoe, Esquire, 148 Main Street, Hellertown, PA 18055

RICHARDSON, THOMAS E., dec'd.

Late of Northampton County, PA
 Administratrix: Miriam Calderon c/o David Hollar, Esquire, 161 Washington Street, Suite 400, Conshohocken, PA 19428
 Attorney: David Hollar, Esquire, 161 Washington Street, Suite 400, Conshohocken, PA 19428

SCHNECK, SUSAN C., dec'd.

Late of Walnutport, Northampton County, PA
 Executor: Jeffrey A. Rockel 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

SHARRER, JEAN MARIE, dec'd.

Late of the Township of Lehigh, Northampton County, PA
 Administrator: Jason M. Sharrer c/o Lorine Angelo Ogurkis, Esquire, Ogurkis Law, LLC, 21 North Locust Street, Hazleton, PA 18201

Attorneys: Lorine Angelo Ogurkis, Esquire, Ogurkis Law, LLC, 21 North Locust Street, Hazleton, PA 18201

WHITNEY, DORIS M., dec'd.

Late of Hellertown, Northampton County, PA
 Executrix: Virginia Ann Haden c/o Joshua D. Shulman, Esquire, Shulman Law Office PC, 1935 Center Street, Northampton, PA 18067

Attorneys: Joshua D. Shulman, Esquire, Shulman Law Office PC, 1935 Center Street, Northampton, PA 18067

THIRD PUBLICATION**FALCONE, JOHN A. a/k/a JOHN A. FALCONE, JR.,** dec'd.

Late of the Borough of Bangor, Northampton County, PA
 Executrix: Staci Marie George, 400 True Blue Road, Bangor, PA 18013

Attorneys: Ronold J. Karasek, Esquire, Karasek Law Offices, LLC, 641 Market Street, Bangor, PA 18013

GERHARD, RUSSEL J., dec'd.

Late of Northampton, Northampton County, PA
 Executor: Jeffrey N. Gerhard, 418 West Madison Street, Easton, PA 18042

HARSTINE, NANCY A., dec'd.

Late of the Borough of Nazareth, Northampton County, PA
 Executors: William John Kummer, Jr. and Robert Louis Kummer c/o Theresa Hogan, Esquire, 340 Spring Garden Street, Easton, PA 18042
 Attorney: Theresa Hogan, Esquire, 340 Spring Garden Street, Easton, PA 18042

KINIUK, PEARL O., dec'd.

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

Executor: Gregory John Rikli 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

LEHR, RONALD C., dec'd.

Late of the City of Bethlehem, Northampton County, PA
Executors: Roxanne Louise Lehr, 1226 Cameron Drive, Manheim, PA 17545 and Robin L. Berry, 792 Oxford Street, Belvidere, NJ 07823

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

SCHRADER, JEANNE MARGARET a/k/a JEANNE D. SCHRADER, dec'd.

Late of the Borough of Hellertown, Northampton County, PA

Executor: Joseph Francis Schrader, III 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

SMOCK, RAY N., dec'd.

Late of Freemansburg, Northampton County, PA

Executor: Franklin (Frank) A. Wetzell c/o Tracey A. Shreve, Esquire, The Roth Law Firm, P.O. Box 4355, Allentown, PA 18105

Attorneys: Tracey A. Shreve, Esquire, The Roth Law Firm, P.O. Box 4355, Allentown, PA 18105

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

NOTICE IS HEREBY GIVEN that the following accounts in decedents' estates, have been filed in the Office of the Orphans' Court of Northampton County, and that the same will

be called for Confirmation on APRIL 25, 2024 at 9 A.M., IN COURTROOM #10, at which time the Courts will hear exceptions, and make distribution of the balances ascertained to be in the hands of accountants.

*Estate of CHARLES CHRIN; Steve N. Goudsouzian, Esquire

*Estate of CAROLE E. DECKER; Theresa Hogan, Esquire

*Estate of CHARLES WILIAM DAWE, SR.; Hilleary D. Nguyen, Esquire

Patricia Manento
Acting Register of Wills & Clerk of Orphans' Court
Apr. 11, 18

NOTICE OF NON-PROFIT INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, on October 30, 2023 for the purposes of incorporating a Non-Profit Corporation under the Pennsylvania Non-Profit Corporation Law of 1988. The name of the corporation is:

NAZZY REPLAY INCORPORATED

The Non-Profit Corporation has been organized for charitable purposes.

GARY A. BRIENZA, ESQUIRE
PETERS, MORITZ, PEISCHL,
ZULICK, LANDES & BRIENZA, LLP
One South Main Street
Nazareth, PA 18064
(610) 759-1530

Apr. 18

FICTITIOUS NAME REGISTRATION NOTICE

NOTICE IS HEREBY GIVEN that a Registration of Fictitious Name was filed in the Commonwealth of Pennsylvania for:

TOMAL.SHOP

with a principal place of business located at: 2901 Hodle Ave., Easton, PA 18045 in Northampton County. The individual interested in this business is Margaret Gulino located at 2901 Hodle Ave., Easton, PA 18045. This is filed in compliance with 54 Pa. C.S. 311.

Apr. 18

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on April 10, 2024, the Petition of Thelma Mercedes Salazar was filed in Northampton County Court of Common Pleas at No. C-48-CV-2024-03072, seeking to change the name of Petitioner from Thelma Mercedes Salazar to Thelma Mercedes Deschamps. The Court has fixed Wednesday, May 15, 2024, at 9:00 a.m. in courtroom #TBD 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.

Apr. 18

SEEKING EXECUTED WILL FOR BARRY M. TASCHMAN

I am seeking a Last Will and Testament executed by Barry M. Taschman. Barry M. Taschman is late of the Borough of Bangor. Anyone who has such document, please contact Kendahl B. DiFelice, Esquire at (610) 871-1740.

Apr. 11, 18, 25

SHERIFF'S SALE OF VALUABLE REAL ESTATE

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on MAY 10, 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-2018-09045

BANK OF NEW YORK MELLON TRUST COMPANY, N.A. f/k/a BANK OF NEW YORK TRUST COMPANY, N.A. ET AL.

vs.

HOMER R. DANEY

Property Address:

510 Nazareth Pike, Nazareth, PA 18064

UPI/Tax Parcel Number:

K7SE4/3/2/0418

ALL THAT CERTAIN message or tenement and lot or piece of land situate on the public highway leading from Bethlehem to Nazareth in Lower Nazareth Township, Northampton County, Pennsylvania, known as Lot No. 3 on Plat or Draft of "Fairview Terrace" as recorded at Easton, PA, in Map Book 8, page 43.

TITLE TO SAID PREMISES is vested in Homer R. Daney by deed from Homer R. Daney, surviving tenant by the entireties, said deed recorded on December 19, 2014, in the Northampton County Recorder of Deeds office in Book 2014-1 at page 223767.

THEREON BEING ERECTED a bi-level single residential dwelling with vinyl siding and shingle roof.

No. C-48-CV-2019-04319

M&T BANK

vs.

DENNIS FITZGERALD, ALMA R. FITZGERALD

Property Address:

42 Market Street, Bangor, PA
18013

UPI/Tax Parcel Number:

E9NE2D/6/4/0102

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

THEREON BEING ERECTED a two-story commercial storefront and residential apartment building with brick and stucco façade and flat roof.

Property Address:

50 Market Street a/k/a 50-52
Market Street, Bangor, PA 18013

UPI/Tax Parcel Number:

E9NE2D/6/3/0102

ALL THAT CERTAIN message, tenement, tract or piece of land lying and being in Bangor Borough, Northampton County, Pennsylvania.

THEREON BEING ERECTED a two-story commercial storefront and residential apartment building with brick façade and shingle roof.

TITLE TO BOTH PARCELS is vested in Dennis Fitzgerald and Alma R. Fitzgerald by deed from Donald Griesmann and Sharon Griesmann, said deed recorded on November 1, 2005, in the Northampton County Recorder of Deeds office in Book 2005-1 at page 432333.

No. C-48-CV-2020-01733

AJAX MORTGAGE LOAN TRUST
2021-G, MORTGAGE-BACKED
SECURITIES, SERIES
2021-G ET AL.

vs.

ELEUTERIA GOMEZ, FANY
GOMEZ, HARRISON ZUNIGA

Property Address:

9 Yellow Rose Lane, Easton, PA
18045

UPI/Tax Parcel Number:

M9/3/1A-2-96/0324

ALL THAT CERTAIN parcel of ground situate in Palmer Township, Northampton County, Pennsylvania, bounded and described in the Declaration of Woodridge Falls Townhouse Planned Community as recorded September 28, 2010, in Deed Book 2010-1 at page 194880.

TITLE TO SAID PREMISES is vested in Harrison Zuniga and Fany Gomez, husband and wife, and Eleuteria Gomez, unmarried, as joint tenants with full right of survivorship, by deed from NVR, Inc., trading as Ryan Homes, said deed recorded on July 7, 2014, in the Northampton County Recorder of Deeds office in Book 2014-1 page 110714.

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

No. C-48-CV-2022-01680

BANKUNITED, N.A.

vs.

JANE M. RACE

Property Address:

2608 Freemansburg Avenue,
Easton, PA 18045

UPI/Tax Parcel Number:

M9NW1/11/2/0324

ALL THAT CERTAIN tract or parcel of land situate in Palmer Township, Northampton County, Pennsylvania, and being Lots 10, 11, 12 and 13 as laid down on a plan or map of Treadwell Terrace made by A. D. Chidsey, Jr., Civil Engineer, said plan or map recorded in Map Book 4 at page 22.

TITLE TO SAID PREMISES is vested in Jane M. Race by deed from Ronald H. Olsen, said deed recorded on October 22, 2007, in the Northampton County Recorder of Deeds office in Book 2007-1 at page 385766.

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

No. C-48-CV-2022-04969
SANTANDER BANK, N.A.

vs.

UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS,
FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER
MICHAEL MEE, DECEASED

Property Address:

1331 Stones Throw Road,
Bethlehem, PA 18015

UPI/Tax Parcel Number:
Q6SW3/1/9/0719

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

TITLE TO SAID PREMISES is vested in Michael Mee by deed from Mary Kaiser, said deed recorded on August 17, 2000, in the Northampton County Recorder of Deeds office in Book 2000-1 at page 106419. The said Michael Mee departed this life on or about June 2, 2021.

THEREON BEING ERECTED a ranch-style single residential dwelling with vinyl siding, shingle roof and detached two-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 THAT CERTAIN message, tenement, tract or piece of land situate in Bangor Borough, Northampton County, Pennsylvania.

THEREON BEING ERECTED a two-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 message, tenement, tract or piece of land situate in Bangor Borough, Northampton County, Pennsylvania.

THEREON BEING vacant land.

TITLES TO BOTH PARCELS are 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-2023-00207

NEWREZ, LLC d/b/a SHELLPOINT
MORTGAGE SERVICING

vs.

HARRY FERNANDEZ-VAZQUEZ,
LUZ M. FERNANDEZ

Property Address:

657 Lamb Street, Bethlehem, PA
18015

UPI/Tax Parcel Number:

P6SE2D/15/28/0204

ALL THAT CERTAIN lot or piece of land, with the message or tenement thereon erected, situate in Bethlehem City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Harry Fernandez-Vazquez and Luz M. Fernandez by deed from Fernando Torres and Rosa E. Torres, said deed recorded on August 28, 2018, in the Northampton County Recorder of Deeds office in Book 2018-1 at page 184358.

THEREON BEING ERECTED a two-story residential row home with vinyl siding/brick exterior and flat roof.

No. C-48-CV-2023-00688

TOWD POINT
MORTGAGE TRUST 2020-4
vs.

JAMES A. BARAN

Property Address:

1625 6th Street, Bethlehem, PA
18020

UPI/Tax Parcel Number:

N7SE1/4/8/0205

ALL THAT CERTAIN message, tenement and lot or piece of land situate in Bethlehem Township, Northampton County, Pennsylvania, designated as Lots Nos. 36, 37 and 38, Block 18, on Plan of Lots of Prospect Heights, which said plan is recorded in Map Book 3 at page 16.

TITLE TO SAID PREMISES is vested in James A. Baran by deed from James A. Baran and Jaime M. Baran, said deed recorded on December 27, 2007, in the Northampton County Recorder of Deeds office in Book 2007-1 at page 456385.

THEREON BEING ERECTED a two-story single residential dwelling with vinyl 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 Chares 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 four-car garage.

No. C-48-CV-2023-01987

PHH MORTGAGE CORPORATION
vs.

NANCY BERNER,

KNOWN SURVIVING HEIR OF
MARGARET KRATZER, CHARLES
KRATZER, III, KNOWN SURVIVING
HEIR OF MARGARET KRATZER,
UNKNOWN SURVIVING HEIR OF
MARAGRET KRATZER,
MARGARET COLARUSSO, KNOWN
SURVIVING HEIR OF MARGARET
KRATZER, ELIZABETH REPH,
KNOWN SURVIVING HEIR OF
MARGARET KRATZER

Property Address:

3489 West Walker Road,
Walnuport, PA 18088

UPI/Tax Parcel Number:

H4/28/1/0516

ALL THT CERTAIN tract or piece of land situate in Lehigh Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Charles S. Kratzer, Jr., and Margaret Kratzer by deed from Rosa Hafil, said deed recorded on December 14, 1955, in the Northampton County Recorder of Deeds office in Book E94 at page 157. The said Charles S. Kratzer, Jr., died on January 9, 1981,

whereby title became vested solely in Margaret Kratzer. And the said Margaret Kratzer died on July 30, 2021, without a will or appointment of an Administrator.

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

No. C-48-CV-2023-03759

BANK OF AMERICA, N.A. ET AL.
vs.

THE UNKNOWN HEIRS OF CAROL ANNE LAUBACH, DECEASED

Property Address:

150 East Wilkes Barre St., Easton, PA 18042

UPI/Tax Parcel Number:

L9SE3C/4/10/0310

ALL THAT CERTAIN lot or piece of ground situated on the north side East Wilkes Barre Street in Easton City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Carol Anne Laubach, deceased, by deed from Rocco Covello and Catherine Covello, husband and wife, said deed recorded on June 26, 2003, in the Northampton County Recorder of Deeds office in Book 2003-1 at page 236795.

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

No. C-48-CV-2023-04048

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE ET AL.

vs.

SONIA M. GULINO

Property Address:

2901 Hodle Avenue, Easton, PA 18045

UPI/Tax Parcel Number:

M8SE1/25/5/0205

ALL THAT CERTAIN lot or piece of ground situate in Bethlehem Township, Northampton County, Pennsylvania, and described according to a Final Plan of Pennway Estate, Phase II, made by Ludgate Engineering Corporation, said plan dated February 19, 1986, last revised September 3, 1989, and recorded in Plan Book 89 at page 335.

TITLE TO SAID PREMISES is vested in Sonia M. Gulino and Aurea Gulino by deed from Sonia Gulino, Aurea Gulino, Murray Wayne and Margaret Wayne, said deed recorded February 2, 2000, in the Northampton County Recorder of Deeds office in Book 2000-1 at page 012379. The said Aurea Gulino departed this life on January 29, 2008, whereby title became vested solely in Sonia M. Gulino by operation of law.

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

No. C-48-CV-2023-04270

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

vs.

DANIEL D. HARTZELL,
KATHLEEN A. HARTZELL

Property Address:

2736 Victoria Lane, Easton, PA 18045

UPI/Tax Parcel Number:

M8NE2/33/13/0324

ALL THAT CERTAIN piece, parcel or tract of land situate in Palmer Township, Northampton County, Pennsylvania, and known as Lot 16 of Victoria Square as recorded in Map Book 92 at page 280.

TITLE TO SAID PREMISES is vested in Daniel D. Hartzell and Kathleen A. Hartzell, his wife, by deed

from Nicholas J. Pugliese, said deed recorded on January 14, 1994, in the Northampton County Recorder of Deeds office in Book 1994-3 at page 001827.

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

No. C-48-CV-2023-06468

AMERIHOM MORTGAGE
COMPANY, LLC

vs.

SEAN PATRICK MAGUIRE,
KELLY MAGUIRE

Property Address:

1608 Potomac Street, Mount
Bethel, PA 18343

UPI/Tax Parcel Number:

C11/30/3/0131

ALL THAT CERTAIN message, tract or piece of land, hereditaments and appurtenances situate in Upper Mount Bethel Township, Northampton County, Pennsylvania.

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

Property Address:

Potomac Street, Mount Bethel, PA
18343

UPI/Tax Parcel Number:

C11/30/3A/0131

ALL THAT CERTAIN message, tract or piece of land, hereditaments and appurtenances situate in Upper Mount Bethel Township, Northampton County, Pennsylvania.

THEREON BEING vacant land.

TITLE TO BOTH PARCELS is vested in Sean Patrick Maguire and Kelly Maguire by deed from Craig Kallus and Darcy C. Kallus, said deed recorded on February 25, 2021, in the Northampton County Recorder of Deeds office in Book 2021-1 at page 066806.

No. C-48-CV-2023-09095

WELLS FARGO BANK, N.A.

vs.

PAMELA S. THOMPSON

Property Address:

1342 3rd Street, North Catasauqua, PA 18032

UPI/Tax Parcel Number:

M4SE4A/11/1/0923

ALL THAT CERTAIN message, tenement and lot or piece of ground situate in North Catasauqua Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Pamela S. Thompson, married, by deed from Irene Santiago, unmarried, said deed recorded on April 21, 2015, in the Northampton County Recorder of Deeds office in Book 2015-1 at page 065855.

THEREON BEING ERECTED a three-story residential row home with aluminum siding, flat shingle roof and detached garage.

No. C-48-CV-2023-09156

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

vs.

CHARLES A. J. HALPIN, III,

ESQUIRE, PERSONAL

REPRESENTATIVE OF THE

ESTATE OF ALAN D. DAVIS a/k/a

ALAN D. DAVIS, SR., DECEASED

Property Address:

606 Main Street, Freemansburg,
PA 18017

UPI/Tax Parcel Number:

N7SW3B/2/4/0212

ALL THAT CERTAIN message or tenement and lot or piece of land situate on the west side of Main Street in Freemansburg Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Alan D. Davis and Debbie E. Davis by deed from Paul A. Davis

and Mildred G. Davis, said deed recorded on November 26, 2002, in the Northampton County Recorder of Deeds office in Book 2002-1 at page 334110.

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

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

Apr. 18, 25; May 2