

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

CILIBERTI, FILOMENA a/k/a MAMIE J. CILIBERTI and PHILOMENA J. CILIBERTI, dec'd.

Late of Roseto, Northampton County, PA

Personal Representative: Patricia A. Yetter

Attorneys: Matthew T. Tranter, Esquire, King Spry Herman Freund & Faul LLC, One West Broad Street, Suite 700, Bethlehem, PA 18018

FIGUEROA, RUBEN, JR., dec'd.

Late of the Township of Palmer, Northampton County, PA

Executrix: Magali Figueroa 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

FORNEY, DEANNA S., dec'd.

Late of Palmer Township, Northampton County, PA

Executrix: Pamela J. Pearson c/o Michael D. Recchiuti, Esquire, 60 West Broad Street, Suite 303, Bethlehem, PA 18018

Attorney: Michael D. Recchiuti, Esquire, 60 West Broad Street, Suite 303, Bethlehem, PA 18018

HARDY, ARLINGTON, dec'd.

Late of Danielsville, Northampton County, PA

Administratrix: Christine Ann Fulop, 4558 Main Street, Slatington, PA 18080

Attorneys: Angela M. Stehle, Esquire, Shabbick & Stehle, P.C., 533 Delaware Avenue, Palmerton, PA 18071

JORDAN, NANCY J. a/k/a NANCY JORDAN, dec'd.

Late of the Borough of Nazareth, Northampton County, PA

Executor: Brian C. Jordan, 311 Angela Court, Nazareth, PA 18064

Attorneys: F. Andrew Wolf, Esquire, Cramer, Swetz, McManus, Jordan & Saylor, P.C., 711 Sarah Street, Stroudsburg, PA 19360

KULLY, ERNEST E., SR., dec'd.

Late of the Borough of Pen Argyl, Northampton County, PA

Executor: Kevin Kully, 421 Trimble Road, Joppa, MD, 21085

Attorneys: Brian D. Gourley, Landis, Hunsberger, Gingrich & Weik Law Firm, 114 E. Broad St., P.O. Box 64769, Souderton, PA 18964

LAZZARA, NANCY J., dec'd.

Late of the City of Easton, Northampton County, PA

Co-Executrices: Samuella L. Donnelly and Katherine S. Lazzara 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

MITMAN, VIRGINIA S., dec'd.

Late of Easton, Northampton County, PA

Executors: Keith Mitman and Wayne Mitman c/o Santanasto Law, 210 E. Broad St., Bethlehem, PA 18018

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

NEWTON, STEVE H., dec'd.

Late of Easton, Northampton County, PA

Administrator: Gregory Scott Newton c/o Steven B. Molder, Esquire, 904 Lehigh St., Easton, PA 18042

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

RAMSDEN, WILLIAM E., dec'd.

Late of Nazareth, Northampton County, PA

Personal Representative: Karin E. Ramsden-Donahue c/o Kirby G. Upright, Esquire, King Spry Herman Freund & Faul LLC, One West Broad Street, Suite 700, Bethlehem, PA 18018

Attorneys: Kirby G. Upright, Esquire, King Spry Herman Freund & Faul LLC, One West Broad Street, Suite 700, Bethlehem, PA 18018

ROBINSON, CARL J., dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executrix: Tammie Jean Barr 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

SILFIES, JOHN T., SR., dec'd.

Late of 2799 Valley View Drive, Moore Township, Northampton County, PA

Personal Representative: John T. Silfies, Jr. c/o R. Nicholas Nanovic, Esquire, Gross McGinley, LLP, 33 South 7th Street, P.O. Box 4060, Allentown, PA 18105-4060

Attorneys: R. Nicholas Nanovic, Esquire, Gross McGinley, LLP, 33 South 7th Street, P.O. Box 4060, Allentown, PA 18105-4060

SECOND PUBLICATION

BELCHUNES, MARY ANN, dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executrix: Karen D. Kaar c/o Richard J. Haber, Esquire, 150 West Macada Road, Bethlehem, PA 18017

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

BOGLE, REGINA, dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executor: Anthony M. Smock 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

CONNELLY, MARTIN J., JR.,
dec'd.

Late of the Borough of Easton,
Northampton County, PA
Personal Representative: Mary
E. Howard c/o Susan A.
Hoffman, Esquire, 847 W.
Market Street, P.O. Box 258,
Perkasie, PA 18944
Attorney: Susan A. Hoffman,
Esquire, 847 W. Market Street,
P.O. Box 258, Perkasie, PA
18944

GARGER, DAVID C., dec'd.

Late of the Township of
Bethlehem, Northampton
County, PA
Executrix: Laura Ruth Garger
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

HARTRICK, JOHN R., dec'd.

Late of Allentown, Northampton
County, PA
Executor: Scott Richard Hartrick
c/o Gladys E. Wiles, Esquire,
Snyder & Wiles, P.C., 7731 Main
Street, Fogelsville, PA 18051
Attorneys: Gladys E. Wiles,
Esquire, Snyder & Wiles, P.C.,
7731 Main Street, Fogelsville, PA
18051

**HEIMBROOK, KATHRYN
ELIZABETH,** dec'd.

Late of Hanover Township,
Northampton County, PA

Executrix: Nancy Louise
Freeman 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

**HENDRICKS, STERLING LEE
a/k/a STERLING HENDRICKS,
SR.,** dec'd.

Late of the Township of Palmer,
Northampton County, PA
Executor: Ricky Lee Hendricks
c/o Goudsouzian & Associates,
2940 William Penn Highway,
Easton, PA 18045-5227
Attorneys: Goudsouzian &
Associates, 2940 William Penn
Highway, Easton, PA 18045-
5227

HOFFMAN, JOHN J., dec'd.

Late of Bethlehem, Northampton
County, PA
Executrix: Rosanne B. Ryan c/o
Douglas J. Tkacik, Esquire, 18
East Market Street, Bethlehem,
PA 18018
Attorney: Douglas J. Tkacik,
Esquire, 18 East Market Street,
Bethlehem, PA 18018

JUHASZ, CHRISTOPHER L.,
dec'd.

Late of the Township of
Bethlehem, Northampton
County, PA
Executor: Stephen J. Juhasz, Jr.
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

KAEPPEL, JOHN G., dec'd.

Late of Lower Saucon Township, Northampton County, PA
 Executor: Keith Albert Kaepfel 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

LETTICH, WILLIAM J., JR., dec'd.

Late of Bethlehem, Northampton County, PA
 Administratrices: Cynthia E. Lettich c/o Douglas J. Tkacik, Esquire, 18 East Market Street, Bethlehem, PA 18018 and Denise Rappold c/o Dean C. Berg, Esquire, 1820 Main Street, P.O. Box 10, Northampton, PA 18067-0010
 Attorneys: Douglas J. Tkacik, Esquire, 18 East Market Street, Bethlehem, PA 18018 and Dean C. Berg, Esquire, 1820 Main Street, P.O. Box 10, Northampton, PA 18067-0010

LONGYORE, CHARLOTTE I., dec'd.

Late of the Borough of Bangor, Northampton County, PA
 Administratrix: Debra L. Williams c/o Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045-5227
 Attorneys: Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045-5227

ORAVEC, RICHARD S., dec'd.

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

Executrix: Judith Oravec Yanacek c/o Robert V. Littner, 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

QUARATO, MARY ANN M., dec'd.

Late of the Borough of Northampton, Northampton County, PA
 Executor: Cynthia Ann Quarato Fisher 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

RAYNOR, DENNIS CLIFFORD, dec'd.

Late of Bethlehem, Northampton County, PA
 Executrix: Sara Alice Helen Raynor 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

RUGGIERO, NEIL A., dec'd.

Late of 347 Constitution Circle, Upper Nazareth Township, Northampton County, PA
 Personal Representative: Kristen Renee Ruggiero c/o Stuart T. Shmookler, 33 South Seventh Street, P.O. Box 4060, Allentown, PA 18105
 Attorney: Stuart T. Shmookler, 33 South Seventh Street, P.O. Box 4060, Allentown, PA 18105

SEAWOOD, PATRICIA M., dec'd.

Late of Northampton County, PA
 Administrator: David Michael Seawood c/o Job T. Stepanski, Esquire, Fellerman & Ciarimboli, 183 Market Street, Suite 200, Kingston, PA 18704
 Attorneys: Job T. Stepanski, Esquire, Fellerman & Ciarimboli, 183 Market Street, Suite 200, Kingston, PA 18704

SNYDER, RUTH E., dec'd.

Late of the Township of Bushkill, Northampton County, PA
 Executrix: Ruth P. Lynn 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

WAZEKA, HENRY G., JR., dec'd.

Late of Bethlehem, Northampton County, PA
 Executrix: Jody Lynn Higgins c/o Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045-5227
 Attorneys: Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045-5227

WIELAND, GEORGE E., JR., dec'd.

Late of the Borough of Northampton, Northampton County, PA
 Executor: George Ernest Wieland, III c/o Santanasto Law, 210 E. Broad St., Bethlehem, PA 18018
 Attorneys: Santanasto Law, 210 E. Broad St., Bethlehem, PA 18018

YOUNG, KENNETH, dec'd.

Late of Bethlehem, Northampton County, PA
 Executrix: Cassandra Young c/o Santanasto Law, 210 E. Broad St., Bethlehem, PA 18018
 Attorneys: Santanasto Law, 210 E. Broad St., Bethlehem, PA 18018

ZAMANIS, DEMITRIOS, dec'd.

Late of Forks Township, Northampton County, PA
 Executrix: Dina Maria Colonias c/o Vivian I. Zumas, Esquire, 742 Main Street, Bethlehem, PA 18018
 Attorney: Vivian I. Zumas, Esquire, 742 Main Street, Bethlehem, PA 18018

ZAVECZ, ELAINE B., dec'd.

Late of the Township of Bethlehem, Northampton County, PA
 Executrix: Kathleen Ann Zavec c/o Kevin F. Danyi, Esquire, Danyi Law, P.C., 133 East Broad Street, Bethlehem, PA 18018
 Attorneys: Kevin F. Danyi, Esquire, Danyi Law, P.C., 133 East Broad Street, Bethlehem, PA 18018

THIRD PUBLICATION**BROWNE, ROSEMARY M.,** dec'd.

Late of the Township of Bushkill, Northampton County, PA
 Executor: David S. Browne 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

DECH, ELEANOR R., dec'd.

Late of the Township of Forks, Northampton County, PA

Executrix: Lynn Dech Pintande
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

FIELD, DAVID E., dec'd.

Late of Bath, Northampton
County, PA

Executrix: Brenda Jean Keppel
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

HASENECZ, ANDREW, dec'd.

Late of the Township of Williams,
Northampton County, PA

Executor: Joseph Edward
DiDonato 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

PIELL, EARL B., dec'd.

Late of Washington Township,
Northampton County, PA

Executrix: Donna J. Rumbold,
2272 Ackermanville Road,
Bangor, PA 18013

PLANK, WILLIAM ANDREW, dec'd.

Late of Lower Saucon Township,
Northampton County, PA

Executrix: Tina Lee Plank 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

SHEARER, ERNEST S., JR., dec'd.

Late of the Township of
Bethlehem, Northampton
County, PA

Co-Executors: Kevin Mark
Shearer and Jill Marie Miklus
Shearer c/o Beth A.
Knickerbocker, Esquire, 601
Stones Crossing, Suite A5,
Easton, PA 18045

Attorney: Beth A. Knickerbocker,
Esquire, 601 Stones Crossing,
Suite A5, Easton, PA 18045

SMITH, GREGORY J., dec'd.

Late of the City of Bethlehem,
Northampton County, PA

Executor: Aaron S. Smith c/o
George N. Mouhlas, Esquire,
Vasiliadis Pappas Associates
LLC, 2551 Baglyos Circle, Suite
A-14, Bethlehem, PA 18020

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

**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 Northamp-
ton County, and that the same will
be called for Confirmation on
NOVEMBER 21, 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 JAY H. WERNETT;
James C. Omdahl, Esquire

*Estate of ANDREW J. PAVELKO,
III; Courtney M. Wentzel, Esquire

Patricia Manento
Register of Wills &
Clerk of Orphans' Court
Nov. 7, 14

NOTICE FOR CHANGE OF NAME

Georgia Marcantonis (mother) is petitioning the court, regarding a minor, for a name change. Minor; Jason Michael Braz Cruciani, Jr., will become Jason Braz Cruciani Marcantonis. Court date is scheduled for December 18, 2024 at 9:00 a.m. Court room TBD. Docket number is C-48-CV-2024-10185. All persons interested in the proposed change of name, may appear and show cause, as to why the petitioner's prayers should, or should not, be granted.

Nov. 14

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on the 2nd day of October 2024, the Petition of Natalie Lifschutz was filed in Northampton County Court of Common Pleas at No. C-48-CV-2024-09540, seeking to change the name of Petitioner from Natalie Lifschutz to Natalie Lifschutz Rosenstein. The Court has fixed Tuesday, December 10, 2024, at 9:00 a.m., in courtroom Motions at the Northampton County Courthouse as the date for hearing of the Petition. All people 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.

Nov. 14

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on the 18th day of October, 2024, the Petition of Alexey Niyakin was filed in

Northampton County Court of Common Pleas at No. C-48-CV-2024-10157, seeking to change the name of Petitioner from Alexey Niyakin to Alex Golden. The Court has fixed Wednesday, December 18, 2024 at 9:00 a.m., in courtroom #4 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.

Nov. 14

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on the 18th day of October, 2024, the Petition of Anastasia Golodova was filed in Northampton County Court of Common Pleas at No. C-48-CV-2024-10156, seeking to change the name of Petitioner from Anastasia Golodova to Anastasia Golden. The Court has fixed Wednesday, December 18, 2024 at 9:00 a.m., in courtroom #4 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.

Nov. 14

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on the 18th day of October, 2024, the Petition of Anastasia Golodova was filed in Northampton County Court of Common Pleas at No. C-48-CV-2024-10158 seeking to change the name of minor child from Victoria Niyakin to Victoria Golden. The Court has fixed Wednesday, December 18, 2024 at 9:00 a.m., in courtroom #4 at the Northampton County Court-

house 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.

Nov. 14

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on the 18th day of October, 2024 the Petition of Anastasia Golodova was filed in Northampton County Court of Common Pleas at No. C-48-CV-2024-10159 seeking to change the name of minor child from Elizabeth Niyakin to Elizabeth Golden. The Court has fixed Wednesday, December 18, 2024 at 9:00 a.m., in courtroom #4 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.

Nov. 14

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on the 15th day of October, 2024, the Petition of Jacob Scott Repsher was filed in Northampton County Court of Common Pleas at No. C-48-CV-2024-09944, seeking to change the name of Petitioner from Jacob Scott Repsher to Rowan Marie Abbott. The Court has fixed Tuesday, December 17, 2024 at 9:00 a.m., in courtroom of 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.

Nov. 14

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on the 21st day of October, 2024, the Petition of James Velopolcak was filed in Northampton County Court of Common Pleas at No. C-48-CV-2024-10224, seeking to change the name of Petitioner from James Velopolcak to James Michael Velopolcak. The court has fixed Monday, December 23, 2024 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 name may appear and show cause, if any they have, why the prayer of the Petitioner should not be granted.

Nov. 14

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on August 8, 2024, the Petition of Javarr Donnell Terrell was filed in Northampton County Court of Common Pleas at C-48-CV-2024-07134; seeking to change the name of Petitioner from Javarr Donnell Terrell to Javarr Donnell Bolding. The court has fixed Friday, December 20, 2024 at 9:00 A.M. in Motions Courtroom, 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.

Nov. 14

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

IN CUSTODY
ANA J. RODRIGUEZ

Plaintiff

vs.

EZEKIEL MARTINEZ
LEATTIA RENAE WILSON

Defendant

Docket No.: C0048CV202401501

ORDER OF COURT

You, EZEKIEL MARTINEZ and LEATTIA RENAE WILSON, have been sued in Court for Custody for the child(ren) J.M.M.

You are ordered to appear in person at the Custody Hearing Office, Northampton County Government Center, 699 Washington Street Easton, Pennsylvania, on December 19, 2024, at a time to be determined for a custody conference.

If you fail to appear as provided by this order, an order for custody, partial custody or visitation may be entered against you or the court may issue a warrant for your arrest.

You must file with the Court a verification regarding any criminal record or abuse history regarding you and anyone living in your household on or before the initial in-person contact with the Court (including, but not limited to, a conference with a conference officer or Judge) but not later than 30 days after service of the Complaint or Petition,

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, YOU MAY GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP:

LAWYER REFERRAL SERVICE
P.O. Box 4733
Easton, PA 18043-4733
(610) 258-6333

NOTICE
AMERICANS WITH DISABILITIES
ACT OF 1990

The Court of Common Pleas of Northampton County is required by law to comply with the Americans with Disabilities Act of 1990. For information about accessible facilities and reasonable accommodations available to disabled individuals having business before the Court, please contact the Court Administrator's Office, Northampton County Government Center, 669 Washington Street, Easton, PA 18042; (610) 559-6700. All arrangements must be made at least 72 hours prior to any hearing or business before the Court.

FRANK J. TROVATO, ESQUIRE
ID No. 309470
BENNER & TROVATO
Attorneys for Plaintiff,
Ana J. Rodriguez

2005 City Line Road
Bethlehem, PA 18017
(610) 867-3900

Nov. 14

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

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on DECEMBER 6, 2024, at ten o'clock a.m. in the COUNCIL CHAMBERS, THIRD FLOOR, of the Northampton County Government Center, within the City of Easton, County of Northampton and State of Pennsylvania.

PLEASE TAKE NOTICE that the sale price will include only the outstanding taxes certified to the Sheriff's Office. Any taxes not reported to the Sheriff are the responsibility of the purchaser.

No. C-48-CV-2022-03634
CITY OF BETHLEHEM

vs.

THAO K. DUONG

Property Address:

724 East 7th Street, Bethlehem, PA 18015

UPI/Tax Parcel Number:

P6SE2D/20/3/0204

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

TITLE TO SAID PREMISES is vested in Thao K. Duong by deed from Jennifer M. Duong, said deed recorded on July 28, 2017, in the Northampton County Recorder of Deeds office in Book 2017-1 at page 160860.

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

No. C-48-CV-2022-07039

MORTGAGE ASSETS MANAGEMENT, LLC

vs.

RICHARD EDWARD WAGNER a/k/a RICHARD WAGNER, HEIR AND EXECUTOR OF THE ESTATE OF JAMES M. SCHALL, JOHN ESTOCK, HEIR OF JAMES M. SCHALL, JANET BRINKER, HEIR OF JAMES M. SCHALL, PATRICK F. GOLDEN, HEIR OF JAMES M. SCHALL, JOSEPH M. GOLDEN, HEIR OF JAMES M. SCHALL, DENNIS W. GOLDEN, HEIR OF JAMES M. SCHALL, MARY T. VINCENT, HEIR OF JAMES M. SCHALL, ELIZABETH A. GOLDEN a/k/a ELIZABETH A. LAYRE, HEIR OF JAMES M. SCHALL, SUZANNE M. GOLDEN, HEIR OF JAMES M. SCHALL, JASON GOLDEN, HEIR OF JAMES M. SCHALL, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR

ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JAMES M. SCHALL

Property Address:

918 Dewey Avenue, Northampton, PA 18067

UPI/Tax Parcel Number:

M4NW2C/5/7/0522

ALL THAT CERTAIN messuage or tenement and lot or piece of land situate on the west side of Dewey Avenue in the Third Ward of Northampton Borough, Northampton County, Pennsylvania, being the northern half of Lot No. 52 as designated on Plan of Lots laid out by Amandus Young, said plan recorded in Map Book 1 at page 52.

TITLE TO SAID PREMISES is vested in James M. Schall, single, by deed from James M. Schall, Executor of the Last Will and Testament of Mariam L. Schall, deceased, said deed recorded on November 4, 1985, in the Northampton County Recorder of Deeds office in Book 691 at page 176. The said James M. Schall died on or around May 28, 2021.

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

No. C-48-CV-2023-01045

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE ET AL.

vs.

ANDRES CARRASQUILLA, JR., KERRI L. KOSTIC a/k/a KERRI L. CRUZ

Property Address:

214 Clearfield Street, Freemansburg, PA 18017

UPI/Tax Parcel Number:

P7NW2A/2/19/0212

ALL THAT CERTAIN message or tenement and tract of land situate in Freemansburg Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Andres Carrasquilla, Jr., and Kerri L. Kostic, as joint tenants with the right of survivorship and not as tenants in common, by deed from Henry R. Duell and Lois E. Duell, husband and wife, said deed recorded on March 24, 2000, in the Northampton County Recorder of Deeds office in Book 2000-1 at page 033396.

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

No. C-48-CV-2023-04962

U.S. BANK TRUST NATIONAL
ASSOCIATION ET AL.

vs.

KEVIN CASSAVAUGH, II a/k/a
KEVIN CASSAVAUGH

Property Address:

2023 Riverside Drive, Bethlehem,
PA 18015

UPI/Tax Parcel Number:

P7/4/7/0719

ALL THAT CERTAIN message or tenement and parcel of land situate along the westerly side of the Freemansburg Bridge-Easton Road in Lower Saucon Township, Northampton County, Pennsylvania, bounded and described according to a survey thereof made on September 25, 1947, by Leonard M. Fravillig Company, Engineers.

TITLE TO SAID PREMISES is vested in Kevin Cassavaugh by deed from Sidney W. Brown and Ann Marie Brown, said deed recorded on August 30, 2018, in the Northampton County Recorder of Deeds office in Book 2018-1 at page 186717.

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

No. C-48-CV-2023-06184

LAKEVIEW LOAN SERVICING, LLC
vs.

JONATHAN D. RINEHIMER

Property Address:

531 Brown Avenue, Bangor, PA
18013

UPI/Tax Parcel Number:

E9NE1B/3/7/0102

ALL THAT CERTAIN message, tenement and lot or piece of land situate in the Fourth Ward of Bangor Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Jonathan D. Rinehimer by deed from Anne M. Scofield, unmarried, said deed recorded on October 26, 2018, in the Northampton County Recorder of Deeds office in Book 2018-1 at page 230123.

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

No. C-48-CV-2023-09724

FIFTH THIRD BANK NA

vs.

KUNAL NADELLA

Property Address:

195 Messinger Street, Easton, PA
18045

UPI/Tax Parcel Number:

J8/24/1-22/0430

ALL THAT CERTAIN lot or tract of ground situated in Tatamy Borough, Northampton County, Pennsylvania, and being identified as Lot 22 on a plan entitled, in part, "Tatamy Farms 2—Phase 2 Final Plan", said plan prepared by Van Cleef Engineering

Assoc., dated July 23, 2019, last revised February 13, 2020, and recorded in Deed Book 2020-5 at page 144.

TITLE TO SAID PREMISES is vested in Naga Spandana Muppaneni and Kunal Nadella, as tenants by the entirety, by deed from Ryan Edward Bieber and Carolyn Bieber, said deed recorded on March 18, 2022, in the Northampton County Recorder of Deeds office in Book 2022-1 at page 085578. The said Naga Spandana Muppaneni died on or around July 28, 2022, whereby title became vested solely in Kunal Nadella.

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

No. C-48-CV-2023-10289

BOROUGH OF HELLERTOWN

vs.

RACHEL L. DOWNEY

Property Address:

316 Northampton Street, Hellertown, PA 18055

UPI/Tax Parcel Number:

Q7SW3B/6/6/0715

ALL THAT CERTAIN lot, message and piece of land, hereditaments and appurtenances situate on the west side of Northampton Street in Hellertown Borough, Northampton Borough, Pennsylvania.

TITLE TO SAID PREMISES is vested in Rachel L. Downey by deed from Groff Real Estate Investments and Ragab and Abdalla, Partners, said deed recorded on March 30, 2015, in the Northampton County Recorder of Deeds office in Book 2015-1 at page 049532.

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

No. C-48-CV-2023-10291
BOROUGH OF HELLERTOWN

vs.

JEFFREY S. HARRY,
SUSAN F. HARRY

Property Address:

1612 Main Street, Hellertown, PA 18055

UPI/Tax Parcel Number:

Q7NW2D/7/17/0715

ALL THAT CERTAIN lot or piece of ground lying and being in Hellertown Borough, Northampton County, Pennsylvania, and known on plan of lots of the Wagner Terrace Land Company as Lot No. 232.

TITLE TO SAID PREMISES is vested in Jeffrey S. Harry and Susan F. Harry, husband and wife, by deed from Quakertown National Bank, said deed recorded on July 7, 1994, in the Northampton County Recorder of Deeds office in Book 1994-6 at page 048392.

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

No. C-48-CV-2023-10293

BOROUGH OF HELLERTOWN

vs.

GEORGE F. BEDFORD, IV

Property Address:

23 West Saucon Street, Hellertown, PA 18055

UPI/Tax Parcel Number:

Q7SW3A/2/9A/0715

ALL THAT CERTAIN lot or parcel of land situate on West Saucon Street in Hellertown Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in George F. Bedford, IV, by deed from John R. Bubori, said deed recorded on January 23, 2006, in the Northampton County Recorder of Deeds office in Book 2006-1 at page 031748.

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

No. C-48-CV-2023-10294

BOROUGH OF HELLERTOWN

vs.

KRISTEN KORNBERGER

Property Address:

926 Juniper Road, Hellertown, PA 18055

UPI/Tax Parcel Number:

Q7SE1D/5/2/0715

ALL THAT CERTAIN message and lot or parcel of land situate on the south side of Juniper Road in Hellertown Borough, Northampton County, Pennsylvania, being Lot 2 of Section A, Block 4, on a Plan of Rentzheimer Farm Development, Mountainview, property of Bethlehem Steel Company, said Plan dated September, 1940, and filed in Map Book 11 at page 40.

TITLE TO SAID PREMISES is vested in Kristen Kornberger by deed from Susannah W. Wolfe, single, said deed recorded on October 6, 2003, in the Northampton County Recorder of Deeds office in Book 2003-1 at page 415674.

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

No. C-48-CV-2023-10440

CROSSCOUNTRY MORTGAGE,

LLC

vs.

NATHALIE GONZALEZ,

KEVIN J. GONZALEZ COLON,

JUAN A. ROSARIO,

JOANNIE ROSARIO

Property Address:

5281 Hillside Road, Northampton, PA 18067

UPI/Tax Parcel Number:

K5/14/4L/0508

ALL THAT CERTAIN lot or tract of land situate in East Allen Township, Northampton County, Pennsylvania, being designated as Lot No. 6 as shown on the Subdivision of Estate of Ignatz Bugnitz, said plan recorded November 15, 1976, in Plan Book 41 at page 25.

TITLE TO SAID PREMISES is vested in Nathalie Gonzalez, Kevin J. Gonzalez Colon, Juan A. Rosario and Joannie Rosario, as joint tenants with right of survivorship, by deed from Deborah E. Trippe and Edgar W. Roeser, said deed recorded on August 4, 2020, in the Northampton County Recorder of Deeds office in Book 2020-1 at page 179686.

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-2024-01139

BOROUGH OF HELLERTOWN

vs.

JAMES R. SPIER, JAMES L. SPIER

Property Address:

39 West Saucon Street, Hellertown, PA 18055

UPI/Tax Parcel Number:

Q7SW3A/2/13/0715

ALL THAT CERTAIN tract of land situate in Hellertown Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in James R. Spier and James L. Spier by deed from Michele L. King, married, said deed recorded on March 15, 2007, in the Northampton County Recorder of Deeds office in Book 2007-1 at page 095977.

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

CHRISTOPHER ZIEGER
Acting Sheriff
Northampton County,
Pennsylvania

DAVID M. CERAUL, ESQUIRE
Solicitor to the Sheriff

Nov. 14, 21, 28

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