

**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****DURLING, DAVID L.,** dec'd.

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

Executor: Steven N. Goudsouzian c/o Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18054

Attorneys: Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18054

**FELL, ELIZABETH C.,** dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Executrix: Cathy J. Stires 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

**FRITZ, MARY ANN,** dec'd.

Late of Catasauqua Borough, Northampton County, PA

Executrix: Kathleen Laudenslager c/o David B. Shulman, Esquire, Shulman Law Office PC, 419 Delaware Avenue, P.O. Box 157, Palmerton, PA 18071

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

**FUICA, MANUEL S.,** dec'd.

Late of Forks Township, Northampton County, PA

Executrices: Mary Ann Szkarlatiuk and Karen Szkarlatiuk c/o Eric R. Strauss, Esquire, Worth, Magee & Fisher, P.C., 2610 Walbert Avenue, Allentown, PA 18104

Attorneys: Eric R. Strauss, Esquire, Worth, Magee & Fisher, P.C., 2610 Walbert Avenue, Allentown, PA 18104

**GIORDANO, LISA MARIE,** dec'd.

Late of the Borough of Bangor, Northampton County, PA

Administrator: Michael Anthony Giordano c/o Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045

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

**GRUBE, JOHN E., JR.,** dec'd.

Late of Easton, Northampton County, PA

Executor: Michael Grube c/o Steven B. Molder, Esquire, 904 Lehigh St., Easton, PA 18042

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

**HENDRIX, KENNETH D.,** dec'd.

Late of the Township of Hanover, Northampton County, PA

Executor: Brian D. Hendrix 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

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

Late of the Township of Forks, Northampton County, PA

Executrix: Jacqueline A. Hill c/o Brandon M. Benner, Esquire, Benner & Trovato, 2005 City Line Road, Suite 106, Bethlehem, PA 18017

Attorneys: Brandon M. Benner, Esquire, Benner & Trovato, 2005 City Line Road, Suite 106, Bethlehem, PA 18017

**KEHLER, ANNABEL W.**, dec'd.

Late of the Borough of Nazareth, Northampton County, PA

Co-Executrices: Jane Kehler Kemmerer and Nancy Kehler Lutz 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

**KOPAC, AMBROSE J.**, dec'd.

Late of the Borough of Hellertown, Northampton County, PA

Administratrix C.T.A.: Barbara Kopac c/o Theresa Hogan, Esquire, 340 Spring Garden Street, Easton, PA 18042

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

**MANNISI, PETER**, dec'd.

Late of Northampton County, PA

Executor: John Anthony Mannisi 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

**MESICS, WILLIAM G.**, dec'd.

Late of the Township of Forks, Northampton County, PA

Executrix: Cindy L. Pierfy c/o Theresa Hogan, Esquire, 340 Spring Garden Street, Easton, PA 18042

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

**MEYERS, MICHAEL K.**, dec'd.

Late of Lehigh Township, Northampton County, PA

Executrix: Mary Lou Meyers, 1160 Tallow Road, Walnutport, PA 18088

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

**NAGY, AGNES I.**, dec'd.

Late of Easton, Northampton County, PA

Executrix: Susan Gardner c/o Richard H. Yetter, III, Esquire, Winegar, Wilhelm, Glynn & Roemersma, P.C., 305 Roseberry Street, P.O. Box 800, Phillipsburg, NJ 08865

Attorneys: Richard H. Yetter, III, Esquire, Winegar, Wilhelm, Glynn & Roemersma, P.C., 305 Roseberry Street, P.O. Box 800, Phillipsburg, NJ 08865

**OBAL, FRANK E.**, dec'd.

Late of Bethlehem Township, Northampton County, PA

Executrix: Judith Denise Froehlich 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

**PASS, CURTIS E.,** dec'd.

Late of Bethlehem, Northampton County, PA

Executor: Christian E. Pass  
Attorneys: Gladys E. Wiles, Esquire, Snyder & Wiles, P.C., 7731 Main Street, Fogelsville, PA 18051

**PRITZ, ROCHELLE MARIE,** dec'd.

Late of Bethlehem Township, Northampton County, PA

Executor: Mr. Jason James Pritz c/o Robert A. Nitchkey, Jr., Esquire, Hemstreet, Nitchkey & Freidl, 730 Washington Street, Easton, PA 18042

Attorneys: Robert A. Nitchkey, Jr., Esquire, Hemstreet, Nitchkey & Freidl, 730 Washington Street, Easton, PA 18042

**REPH, BETTY M.,** dec'd.

Late of Bushkill Twp., Northampton County, PA

Executors: Timothy David Reph and Kevin Lee Reph c/o Edward H. Butz, Esquire, Lesavoy, Butz & Seitz, 1620 Pond Rd., Ste. 200, Allentown, PA 18104

Attorneys: Edward H. Butz, Esquire, Lesavoy, Butz & Seitz, 1620 Pond Rd., Ste. 200, Allentown, PA 18104

**RICE, FLOYD W., JR.,** dec'd.

Late of the Borough of Bath, Northampton County, PA

Executrix: Barbara Ann Krock 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

**SENICK, EDWARD ALLEN,** dec'd.

Late of Bethlehem Township, Northampton County, PA

Administratrix: Linda J. Serfass c/o Vaughn A. Terrinoni, Esquire, 3976 Township Line Road, Bethlehem, PA 18020

Attorney: Vaughn A. Terrinoni, Esquire, 3976 Township Line Road, Bethlehem, PA 18020

**STRAUSSER, JOHN C.,** dec'd.

Late of Bethlehem Township, Northampton County, PA

Administratrix: Hallie Jordan Strausser c/o Tristan K. Luengen, Esquire, Steckel and Stopp LLC, 125 S. Walnut Street, Suite 210, Slatington, PA 18080

Attorneys: Tristan K. Luengen, Esquire, Steckel and Stopp LLC, 125 S. Walnut Street, Suite 210, Slatington, PA 18080

**THOMAS, SCOTT A.,** dec'd.

Late of Bethlehem, Northampton County, PA

Administratrix: Barbara C. Thomas c/o Jon A. Swartz, Esquire, Prokup & Swartz, 7736 Main Street, Fogelsville, PA 18051

Attorneys: Jon A. Swartz, Esquire, Prokup & Swartz, 7736 Main Street, Fogelsville, PA 18051

**TONE, CYNTHIA ANN,** dec'd.

Late of Palmer Township, Northampton County, PA

Executor: Kyle Ellis c/o Brook Hastings, Esquire, Hastings Law, LLC, 25 Washington Lane, Suite 5A, Wyncote, PA 19095

Attorneys: Brook Hastings, Esquire, Hastings Law, LLC, 25 Washington Lane, Suite 5A, Wyncote, PA 19095

**WOLLENHAUPT, ROSA LEA,** dec'd.

Late of Hellertown, Northampton County, PA

Executor: Gary L. Wollenhaupt c/o Jon A. Swartz, Esquire, Prokup & Swartz, 7736 Main Street, Fogelsville, PA 18051

Attorneys: Jon A. Swartz, Esquire, Prokup & Swartz, 7736 Main Street, Fogelsville, PA 18051

**SECOND PUBLICATION**

**ADAMS, DORIS M.,** dec'd.

Late of Wilson Borough, Northampton County, PA

Executor: Edward C. Adams

Attorneys: James R. Lynch, Jr., Esquire, Law Offices of James R. Lynch, Jr., 617 Swede St., Norristown, PA 19401

**ANGST, NEAL L.,** dec'd.

Late of the Borough of Bath, Northampton County, PA

Executrix: Samantha Louise Angst, 515 Easter Terrace, Bath, PA 18014

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

**BROOKS, JULIA,** dec'd.

Late of Bethlehem, Northampton County, PA

Executrix: Susan Quellar Needleman c/o Dolores A. Laputka, Esquire, Norris McLaughlin P.A., 515 West Hamilton Street, Suite 502, Allentown, PA 18101

Attorneys: Dolores A. Laputka, Esquire, Norris McLaughlin P.A., 515 West Hamilton Street, Suite 502, Allentown, PA 18101

**CRANE, DOROTHY M.,** dec'd.

Late of Upper Nazareth Township, Northampton County, PA

Executor: Robin M. Reese 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

**DOPIPKA, PEARL M.,** dec'd.

Late of Bethlehem, Northampton County, PA

Executrix: Holly Ann Kociolek c/o Michael A. Santanasto, Esquire, 210 E. Broad Street, Bethlehem, PA 18018

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

**EBERTS, WARREN G., JR.,** dec'd.

Late of the City of Easton, Northampton County, PA

Co-Administrators: Judith Diane Flick and Richard G. Markovci 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

**HILDENBRAND, GERALD K.,** dec'd.

Late of the Township of Moore, Northampton County, PA

Co-Executors: Robin Sue Pagotto, Terri Lee Brescancine and Denise L. Hood 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

**HOWER, VIRGINIA ANN**, dec'd.

Late of Allen Township, Northampton County, PA

Executor: Jay Warren Hower 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

**JANKOWSKI, RONALD A.**, dec'd.

Late of Hanover Township,  
Northampton County, PA

Executrix: Catherine Teresa  
Jankowski c/o Joseph P.  
Yannuzzi, Esquire, 211 W. Broad  
Street, Bethlehem, PA 18018-  
5517

Attorney: Joseph P. Yannuzzi,  
Esquire, 211 W. Broad Street,  
Bethlehem, PA 18018-5517

**KLECA, DOREEN LOUISE**, dec'd.

Late of Palmer Township, Northampton County, PA

Estate Representative: Joseph  
Kleca c/o Prokup & Swartz,  
7736 Main Street, Fogelsville, PA  
18051

Attorneys: Prokup & Swartz,  
7736 Main Street, Fogelsville, PA  
18051

**KOCH, ROBERT T., SR.**, dec'd.

Late of the Borough of  
Northampton, Northampton  
County, PA

Executors: Neil E. Koch and  
Felisa M. Leith 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

**LONGENBACH, SCOTT D.**, dec'd.

Late of the Township of Lehigh,  
Northampton County, PA

Executrix: Rachel Lu-Ann  
Longenbach c/o Theodore R.  
Lewis, Esquire, Lewis and  
Walters, 46 S. 4th Street, P.O.  
Box A, Easton, PA 18044-2099  
Attorneys: Theodore R. Lewis,  
Esquire, Lewis and Walters, 46  
S. 4th Street, P.O. Box A, Easton,  
PA 18044-2099

**SCHRENKO, CHARLES F.**, dec'd.

Late of Bethlehem, Northampton  
County, PA

Executrix: Kelsey Siegfried c/o  
Taylor R.D. Briggs, Esquire, 210  
E. Broad Street, Bethlehem, PA  
18018

Attorney: Taylor R.D. Briggs,  
Esquire, 210 E. Broad St.,  
Bethlehem, PA 18018

**SCHULTZ, JEFFREY CHARLES**,  
dec'd.

Late of the Borough of Hellertown,  
Northampton County, PA

Executor: Todd Aron Schultz 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

**WAGNER, JEAN D.**, dec'd.

Late of the Township of  
Bethlehem, Northampton  
County, PA

Executor: Bradford Donald  
Wagner 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

**THIRD PUBLICATION**

**EDELMAN, ELSIE A.**, dec'd.

Late of the Township of Lehigh,  
Northampton County, PA  
Executrix: Cynthia Gail O'Brien  
a/k/a Cynthia G. O'Brien 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

**FREEH, DAVID PAUL**, dec'd.

Late of the Borough of Hellertown,  
Northampton County, PA  
Executor: John J. Freeh  
Attorney: David M. Backenstoe,  
Esquire, 148 Main Street,  
Hellertown, PA 18055

**HOLZER, RODNEY F.**, dec'd.

Late of the Township of Lehigh,  
Northampton County, PA  
Executrix: Judith A. Holzer,  
1002 Woodland Drive,  
Walnutport, PA 18088  
Attorneys: Neil D. Ettinger,  
Esquire, Ettinger & Associates,  
LLC, Peachtree Office Plaza,  
1815 Schadt Avenue, Ste. 4,  
Whitehall, PA 18052

**JOHNSON, CHERYL L. a/k/a  
CHERYL L. RICHARDS**, dec'd.

Late of the City of Easton,  
Northampton County, PA  
Executor: Lawrence Johnson  
Attorney: David M. Backenstoe,  
Esquire, 148 Main Street,  
Hellertown, PA 18055

**KANTZ, EMIL W.**, dec'd.

Late of the City of Bethlehem,  
Northampton County, PA

Administrator: Dean A. Kantz  
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

**KROPF, JUDY LYNNE**, dec'd.

Late of the Borough of North  
Catasauqua, Northampton  
County, PA

Administrator: Brett Guy Baker  
c/o Denise L. Wester, Esquire,  
881 3rd St., Ste. B-3, Whitehall,  
PA 18052

Attorney: Denise L. Wester,  
Esquire, 881 3rd St., Ste. B-3,  
Whitehall, PA 18052

**MORETZ, CAROLE J.**, dec'd.

Late of the Borough of Bath,  
Northampton County, PA  
Administrator: Garrett R. Benner  
Attorneys: Garrett R. Benner,  
Esquire, Benner & Trovato, 2005  
City Line Road, Suite 106,  
Bethlehem, PA 18017

**PANIK, RICHARD L., SR.**, dec'd.

Late of the Borough of  
Northampton, Northampton  
County, PA  
Executors: Richard Leonard  
Panik, Jr., 12 Jennings Run,  
Northampton, PA 18067 and  
Sharon Diane Hahn, 177 W.  
29th St., Northampton, PA  
18067

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

**SCHWARTZ, JERRY D.**, dec'd.

Late of Forks Township, North-  
ampton County, PA  
Administratrix: Michelle A.  
Schwartz 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

**TAGLANG, JAMES B.,** dec'd.

Late of the City of Bethlehem, Northampton County, PA  
Executrix: Kathleen A. Andrew, 1408 Jeter Avenue, Bethlehem, PA 18015

This corporation is incorporated under the laws of New York.

The address of its principal office is 101 West 7th Street, Bayonne, NJ 07002.

The corporation has been registered in Pennsylvania under the provisions of the Business Corporation Law of 1988, as amended.

Dec. 15

**NOTICE OF NONPROFIT INCORPORATION**

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, pursuant to the provisions of the Nonprofit Corporation Law of the Commonwealth of Pennsylvania, Act of December 21, 1988, P.L. 1444, No. 177, as amended, by the following nonprofit corporation:

**BERNARD N.S. POLAK CATHOLIC FOUNDATION**

The corporation is organized for charitable purposes.

TIMOTHY J. DUCKWORTH, ESQUIRE

MOSEBACH, FUNT, DAYTON & DUCKWORTH, P.C.

2045 Westgate Drive  
Suite 404  
Bethlehem, PA 18017

Dec. 15

**CERTIFICATE OF AUTHORITY NOTICE**

NOTICE IS HEREBY GIVEN that a Foreign Registration Statement has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about November 9, 2022, for a foreign corporation by the name of and with a registered address in the Commonwealth of Pennsylvania as follows:

**Nathan's Collections Inc.,** 40 Third Avenue, Walnutport, PA 18088.

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

**NOTICE OF ACTION IN MORTGAGE FORECLOSURE**

Deutsche Bank National Trust Company as Trustee in Trust, for the Benefit of the Certificate Holders of the First Franklin Mortgage Loan Trust 2005-FF4

Plaintiff

vs.

Michael Sickels, solely in his capacity as heir of Robert C. Sickels, Deceased, Steven Bowen, solely in his capacity as heir of Robert C. Sickels, Deceased, Jean Sickels, solely in her capacity as heir of Robert C. Sickels, Deceased, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Robert C. Sickels, Deceased

Defendants

**NO. C-48-CV-2022-04320**

**NOTICE**

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Robert C. Sickels, Deceased

You are hereby notified that on July 11, 2022, Plaintiff, Deutsche Bank National Trust Company as Trustee in Trust, for the Benefit of the Certificate Holders of the First

Franklin Mortgage Loan Trust 2005-FF4 filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Northampton County, Pennsylvania, docket to TERM, No. C-48-CV-2022-04320. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 209 Old Forge Drive, Bath, PA 18014 whereupon your property would be sold by the Sheriff of Northampton County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

**NOTICE**

You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without further notice for any money claimed in the complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

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

Lawyer Referral Service (ARIS)  
P.O. Box 4733  
Easton, PA 18043-4733  
(610) 258-6333

Dec. 15

**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 Wednesday, December 21, 2022 at 9:00 A.M., Courtroom #9, at which time the Courts will hear exceptions, and make distribution of the balances ascertained to be in the hands of accountants.

ESTATE; Accountant

RICHARD J. THOMAS, III; Wells  
Fargo Bank N.A., Trustee

CARL E. HELM; Sharon D.  
Casciole, Executrix

ROSALINE M. COLABELLA;  
Fulton Bank, N.A., Executor

Gina X. Gibbs  
Register of Wills &  
Clerk of Orphans' Court  
Dec. 8, 15

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

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on JANUARY 6, 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-2012-05860**  
U.S. BANK NATIONAL  
ASSOCIATION,  
AS TRUSTEE ET AL.

vs.



HEATHER D. GRIFFITH, THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT

**Property Address:**

12 Finady Avenue, Bethlehem, PA 18015

**UPI/Tax Parcel Number:**

P6SW3D/2/6/0204

ALL THAT CERTAIN dwelling and lot or piece of ground situated in Bethlehem City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Heather D. Griffith by deed from David A. Eckerd and Della S. Eckerd, his wife, said deed recorded on August 27, 1998, in the Northampton County Recorder of Deeds Office in Book 1998-1 at page 115559.

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

**No. C-48-CV-2015-02321**

WILSON AREA SCHOOL DISTRICT

vs.

PHILIP C. DEEMER, JILL A. DEEMER

**Property Address:**

115 Young Street, Easton, PA 18042

**UPI/Tax Parcel Number:**

N10/4/13-11/0836

ALL THAT CERTAIN lot of ground situate in Williams Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Philip C. Deemer and Jill A. Deemer by deed recorded on May 1, 1986, in the Northampton County Recorder of Deeds Office in Book 700 at page 382.

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

**No. C-48-CV-2018-03222**

JP MORGAN CHASE BANK, NATIONAL ASSOCIATION ET AL.

vs.

ERNEST E. JORDAN, SR., LINDA R. JORDAN

**Property Address:**

3231 Forks Street, Easton, PA 18045-5970

**UPI/Tax Parcel Number:**

M8NE3/37/10/0324

ALL THAT CERTAIN lot or piece of land situated in Palmer Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Linda R. Jordan and Ernest E. Jordan, Sr., by deed from Richard C. Kerner and Phyllis G. Kerner, said deed recorded on July 29, 1998, in the Northampton County Recorder of Deeds Office in Book 1998-1 at page 98465.

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

**No. C-48-CV-2018-10818**

U.S. BANK NATIONAL ASSOCIATION ET AL.

vs.

MICHELLE KUNKLE a/k/a MICHELLE A. KUNKLE, RICK KUNKLE a/k/a RICK A. KUNKLE

**Property Address:**

24 Hillside Court North, Easton, PA 18045

**UPI/Tax Parcel Number:**

L9/32/1B-29/0324

ALL THAT CERTAIN UNIT 29 in the Enclave at Knobhill Condominiums situated in Palmer Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Rick A. Kunkle and Michelle A. Kunkle by deed from Nic Zawarski and Sons Builders, Inc., said deed recorded on November 18, 2008, in the Northampton County Recorder of Deeds Office in Book 2008-1 at page 306308.

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

**No. C-48-CV-2021-01858**

NORTHAMPTON BOROUGH

vs.

THOMAS R. KOHLER, SR.,  
GEORGETTE KOHLER

**Property Address:**

409 East 9th Street, Northampton, PA 18067-1715

**UPI/Tax Parcel Number:**

M4NW2C/7/10/0522

ALL THAT CERTAIN lot, parcel or tract of land situate along the northerly side of East Ninth Street in Northampton Borough, Northampton County, Pennsylvania, shown as Lot 1 on the subdivision plan for Janet L. Scott, recorded in Map Book 2001-5 at page 162.

TITLE TO SAID PREMISES is vested in Thomas R. Kohler, Sr., and Georgette Kohler by deed from Janet L. Scott, Trustee, said deed recorded on August 5, 2002, in the Northampton County Recorder of Deeds Office in Bok 2002-1 at page 204704.

THEREON BEING ERECTED a three-story residential row home with brick exterior, shingle roof and detached one-car garage.

**No. C-48-CV-2021-07924**

PENNSYLVANIA HOUSING  
FINANCE AGENCY

vs.

BROOKE A. SCHILLING,  
SECRETARY OF HOUSING AND  
URBAN DEVELOPMENT

**Property Address:**

915 Porter Street, Easton, PA 18042-1552

**UPI/Tax Parcel Number:**

K9SE3C/6/12/0310

ALL THAT CERTAIN tract or piece of ground situate in the Third Ward of Easton City, Northampton County, Pennsylvania.

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

**Property Address:**

911A Porter Street, Easton, PA 18042

**UPI/Tax Parcel Number:**

K9SE3C/6/14/0310

ALL THAT CERTAIN garage, together with the real estate on which the same is erected, designated as No. 1 in a cement block community garage building erected and constructed immediately to the northeast of the above described premises.

THEREON BEING ERECTED a detached residential one-car garage with stone exterior.

TITLE TO SAID PREMISES is vested in Brooke A. Schilling by deed from James Gordon a/k/a James F. Gordon, Jr., and Robin Gordon, his wife, said deed recorded on May 4, 2011, in the Northampton County Recorder of Deeds Office in Book 2011-1 at page 093842.

**No. C-48-CV-2021-08052**

NORTHAMPTON BOROUGH

vs.

LISA MARIE BIGGS

**Property Address:**

406 East 12th Street, Northampton, PA 18067

**UPI/Tax Parcel Number:**

M4NW2B/4/1A/0522

ALL THAT CERTAIN messuage or tenement and parcel or piece of land situate in the Third Ward of Northampton Borough, Northampton County, Pennsylvania, being the eastern half of Lot No. 124 on the Peter Beil Estate plan of town lots.

TITLE TO SAID PREMISES is vested in Lisa Marie Biggs by deed from Ronald W. Lokay and Patricia A. Lokay, said deed recorded on July 20,

2005, in the Northampton County Recorder of Deeds Office in Book 2005-1 at page 268725.

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

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**No. C-48-CV-2022-01495**

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

vs.

VICKI L. LANDIS,  
ADMINISTRATRIX OF THE ESTATE  
OF TERRY E. LANDIS, ESTATE,  
UNITED STATES OF AMERICA

**Property Address:**

1231 North Cottonwood Road,  
Danielsville, PA 18038-9564

**UPI/Tax Parcel Number:**

H4/1/1B/0516

ALL THAT CERTAIN lot or tract of land, along the westerly side of T. R. 474, situated in Lehigh Township, Northampton County, Pennsylvania, and known as Lot #6 as shown on a subdivision plan titled Final Plan of Property of George A. and Dorothy M. Kern as prepared by Martin, Bradbury and Griffith, Inc., on December 21, 1985.

TITLE TO SAID PREMISES is vested in Terry E. Landis, married, by deed from Juan Sanchez, married, said deed recorded on November 27, 2000, in the Northampton County Recorder of Deeds Office in Book 2000-1 at page 157351. The said Terry E. Landis departed this life on or about May 7, 2018.

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

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**No. C-48-CV-2022-01609**

PENNSYLVANIA HOUSING  
FINANCE AGENCY

vs.

CHRISTOPHER B. TOIGO

**Property Address:**

506 Grove Street, North Catasauqua, PA 18032

**UPI/Tax Parcel Number:**

M4SE4A/3/5/0923

ALL THAT CERTAIN message or tenement situate on the north side of Grove Street in North Catasauqua Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Christopher B. Toigo by deed from Mark V. Blaukovitch, said deed recorded on September 2, 2005, in the Northampton County Recorder of Deeds Office in Book 2005-1 at page 341129.

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

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**No. C-48-CV-2022-01847**

WILMINGTON SAVINGS FUND  
SOCIETY, FSB,  
AS TRUSTEE ET AL.

vs.

THOMAS YOST

**Property Address:**

10 Topfer Lane, Bath, PA 18014

**UPI/Tax Parcel Number:**

G5SE2/2/14/0520

ALL THAT CERTAIN lot or tract of ground situate on the north side of East Scenic Drive in Moore Township, Northampton County, Pennsylvania, as shown on a survey plan prepared by Kenneth R. Hahn, PLS, Drawing Number 06-95 dated May 8, 2008.

TITLE TO SAID PREMISES is vested in Thomas Yost by deed from Daniel G. Spengler, Executor under the Last Will and Testament of John W. Topfer a/k/a John W. Topfer, Jr. a/k/a John Topfer, Jr., said deed recorded on October 14, 2014, in the Northampton County Recorder of Deeds Office in Book 2014-1 at page 179181.

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

**No. C-48-CV-2022-01923**

PENNYMAC LOAN SERVICES, LLC  
vs.

BENJAMIN ADAMS a/k/a  
BENJAMIN T. ADAMS

**Property Address:**

4553 1st Terrace, Bangor, PA  
18013

**UPI/Tax Parcel Number:**

H11NW4/2/17/0317

ALL THAT CERTAIN lot or piece of ground, with the dwelling erected thereon, situate in Lower Mount Bethel Township, Northampton County, Pennsylvania, being all of Lot No. 5 on an unrecorded Plan of Hillendale, Section 1, and now indicated as such on recorded Plan of Hillendale, Section 2, recorded in Plan Book 30 at page 1, bounded and described according to a survey by T and T Associates of Easton, Pennsylvania, dated June 6, 1975.

TITLE TO SAID PREMISES is vested in Benjamin T. Adams by deed from Jeffrey J. Kondikoff and Ramona Kondikoff, said deed recorded on July 21, 2017, in the Northampton County Recorder of Deeds Office in Book 2017-1 at page 154872.

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

**No. C-48-CV-2022-02447**

LEGACY MORTGAGE ASSET  
TRUST 2019-GS6

vs.

WAYNE PERRY, FAITH MOORE  
a/k/a FAITHE MOORE a/k/a  
FAITH LUTCHMAN

**Property Address:**

436 Hayes Street a/k/a 436-438  
Hayes Street, Bethlehem, PA 18015

**UPI/Tax Parcel Number:**

P6SE2A/25/11/0204

ALL THAT CERTAIN lot or piece of ground situate on the northwest corner of the intersection of East Fifth Street and Hayes Street in Bethlehem City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Wayne Perry by deed from Jessie M. Morales, said deed recorded on October 4, 2007, in the Northampton County Recorder of Deeds Office in Book 2007-1 at page 364735.

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

**No. C-48-CV-2022-02591**

LAKEVIEW LOAN SERVICING, LLC  
vs.

GERALD L. ROWE,  
JACQUELYN M. MOON a/k/a  
JACQUELYN MOON

**Property Address:**

1553 Ferry Street, Easton, PA  
18042

**UPI/Tax Parcel Number:**

L9SW2C/1/12/0837

ALL THAT CERTAIN eastern half of a double brick dwelling house and lot or ground situated on the north side of Ferry Street in Wilson Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Gerald L. Rowe and Jacquelyn M. Moon, husband and wife, as tenants by the entirety, by deed from Paul S. Bogoly, Jr., said deed recorded on August 16, 2018, in the Northampton County Recorder of Deeds Office in Book 2018-1 at page 174376.

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

**No. C-48-CV-2022-02632**

ESSA BANK &amp; TRUST

vs.

HEATHER A. ALTENBACH

**Property Address:**2235 South Delaware Drive,  
Easton, PA 18042**UPI/Tax Parcel Number:**

N10SW1/9/6/0836

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

TITLE TO SAID PREMISES is vested in Heather Altenbach and Richard R. Altenbach by deed from Evelyn Irene Bare, Executrix of the Last Will and Testament of Lester H. Weaver, said deed recorded on December 8, 1989, in the Northampton County Recorder of Deeds Office in Book 788 at page 321. The said Richard R. Altenbach departed this life on May 7, 2002, thereby vesting title solely in Heather Altenbach by operation of law.

THEREON BEING ERECTED a ranch-style single residential dwelling with vinyl siding and brick exterior, shingle roof, above-ground pool and shed.

**No. C-48-CV-2022-03085**

PENNSYLVANIA HOUSING

FINANCE AGENCY

vs.

ALBERTA J. COSME,

JENNILEE OJEDA

**Property Address:**1223 Lehigh Street, Easton, PA  
18042**UPI/Tax Parcel Number:**

L9SE1D/12/18/0310

ALL THAT CERTAIN lot or piece of land, along with the dwelling erected thereon, situated in Easton City, Northampton County, Pennsylvania, as shown on a survey plan by Kenneth R. Hahn, R.S., Drawing No. 78-154, dated October 4, 1978.

TITLE TO SAID PREMISES is vested in Jennilee Ojeda and Alberta Cosme by deed from Lenkenpop, LLC, said deed recorded on November 1, 2006, in the Northampton County Recorder of Deeds Office in Book 2006-1 at page 452953.

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

**No. C-48-CV-2022-03162**

PENNSYLVANIA HOUSING

FINANCE AGENCY

vs.

RENELISA COUSINS

**Property Address:**414 East Laurel Street, Bethlehem,  
PA 18018**UPI/Tax Parcel Number:**

N6SE3D/12/1/0204

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

TITLE TO SAID PREMISES is vested in Renelisa Cousins by deed from Richard D. Santoro, Jr., and Katherine D. Santoro, his wife, said deed recorded on June 14, 2010, in the Northampton County Recorder of Deeds Office in Book 2010-1 at page 114415.

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

**No. C-48-CV-2022-03378**

U.S. BANK TRUST NATIONAL

ASSOCIATION ET AL.

vs.

ZAHKIR BHUIYA

**Property Address:**142 Clover Hollow Road, Easton,  
PA 18045**UPI/Tax Parcel Number:**

K8/15/2-48/0324

ALL THAT CERTAIN piece, parcel or tract of land situate in Palmer Township, Northampton County, Pennsylvania, as shown on a Final Plan Fox Run Estates, recorded in Map Book 2004-5 at page 483.

TITLE TO SAID PREMISES is vested in Zakir Bhuiya by deed from NVR, Inc., said deed recorded on October 9, 2008, in the Northampton County Recorder of Deeds Office in Book 2008-1 at page 279752.

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

Dec. 15, 22, 29