

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**BERNARD, SCOTTY ANDREW,** dec'd.

Late of Bethlehem, Northampton County, PA

Administratrix: Tiffany Monet Summersett c/o David W. Crosson, Esquire, Crosson, Richetti & Daigle, LLC, 609 W. Hamilton St., Suite 210, Allentown, PA 18101

Attorneys: David W. Crosson, Esquire, Crosson, Richetti & Daigle, LLC, 609 W. Hamilton St., Suite 210, Allentown, PA 18101

CALANTONI, SANTO, dec'd.

Late of Bethlehem, Northampton County, PA

Co-Executors: Santino Calantoni and Brian T. Regan 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

CAMPBELL, JOANNE O., dec'd.

Late of the Township of Moore, Northampton County, PA
Co-Executrices: Melody S. Hughes and Bonnie L. Walter c/o Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045

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

KERETZ, DONALD F., dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Executrix: Sharon E. Heller 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

KESSLER, THOMAS EDISON, dec'd.

Late of the Township of Plainfield, Northampton County, PA

Executor: Nicholas John Kessler 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

MOUKOULIS, MARY P., dec'd.

Late of the Township of Hanover, Northampton County, PA

Executor: William Thomas Moukoulis 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

PINTER, CAROL EMILY, dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Executrix: Catherine Aileen Murphy 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

ROBERTS, WILLIAM A., dec'd.

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

Co-Executrices: Monica Ann Roberts Ehrlich and Priscilla Roberts Carroll 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

SNYDER, JAYNE LOUISE, dec'd.

Late of Easton, Northampton County, PA

Administrator: Eric W. Pysher 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

SOCKI, AMELIA, dec'd.

Late of the Township of Hanover, Northampton County, PA

Administrator: Adam R. Deluca, Esquire, P.O. Box E, New Cumberland, PA 17070

WATSON, RODERICK C., SR.,

dec'd.

Late of Bethlehem Township, Northampton County, PA

Executor: Roderick C. Watson, Jr., 1906 Olive Street, Coatesville, PA 19320

Attorney: Rosie Soto, Esquire, 5 E. Germantown Pike, Plymouth Meeting, PA 19462

YOUNG, LORETTA B., dec'd.

Late of the Borough of Nazareth, Northampton County, PA

Executor: John Steven Young c/o Peters, Moritz, Peischl, Zulick, Landes & Brienza, LLP, 1 South Main Street, Nazareth, PA 18064

Attorneys: Peters, Moritz, Peischl, Zulick, Landes & Brienza, LLP, 1 South Main Street, Nazareth, PA 18064

SECOND PUBLICATION**GREEN, WILLIAM L.**, dec'd.

Late of 4430 Fairway Drive, Bethlehem Township, Northampton County, PA

Executrix: Nancy J. Green c/o Larry R. Roth, Esquire, The Roth Law Firm, 123 North Fifth Street, Allentown, PA 18102

Attorneys: Larry R. Roth, Esquire, The Roth Law Firm, 123 North Fifth Street, Allentown, PA 18102

HINTON, ALBERT C., dec'd.

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

Co-Executrices: Susan M. Knapp, Linda R. Stofko and Amy L. Newhard 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

KOZEL, KEITH B., dec'd.

Late of the City of Easton, Northampton County, PA

Administrator: Kevin John Kozel
Attorneys: Marianne M. Stivala,
Esquire and Brain J. Cali,
Esquire, 103 East Drinker Street,
Dunmore, PA 18512

LaBUDA, SHARON ROSE, dec'd.

Late of Bethlehem, Northampton
County, PA
Executrix: Dawn LaBuda c/o
Gardner Law Office, 740 Main
Street, Bethlehem, PA 18018
Attorneys: Gardner Law Office,
740 Main Street, Bethlehem, PA
18018

LaLANDE, ROXANNE ELOISE,
dec'd.

Late of Northampton County, PA
Executor: Eric Robert LaLande
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

LOSER, KARL W., dec'd.

Late of the Township of Bushkill,
Northampton County, PA
Executrix/Personal Representative:
Christina L. Loser c/o Scott
R. Steirer, Esquire, Pierce &
Steirer, LLC, 124 Belvidere
Street, Nazareth, PA 18064
Attorneys: Scott R. Steirer,
Esquire, Pierce & Steirer, LLC,
124 Belvidere Street, Nazareth,
PA 18064

McCABE, PETER R., dec'd.

Late of Forks Township, North-
ampton County, PA
Administratrix: Natalie Ranieri
McCabe c/o Joel M. Scheer,
Esquire, Fishbone and Scheer,
940 West Lafayette Street,
Easton, PA 18042
Attorneys: Joel M. Scheer,
Esquire, Fishbone and Scheer,

940 West Lafayette Street,
Easton, PA 18042

OYER, RICHARD K., dec'd.

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

Executor: Richard Edward Scott,
212 Juniper Street, Quakertown,
PA 18951

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

PEARSALL, WINIFRED T., dec'd.

Late of the Township of Forks,
Northampton County, PA

Executrix: Holly P. Kilpatrick 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

TSURUMAKI, TOSHI, dec'd.

Late of the Township of
Bethlehem, Northampton
County, PA

Co-Executors: Christopher Toshi
Tsurumaki and Marc Jun
Tsurumaki 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

WOLF, JEANNE H., dec'd.

Late of Bethlehem Township,
Northampton County, PA
Executrix: Sally C. Doocey a/k/a
Sally B. Doocey 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

THIRD 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, North-
ampton 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

**NOTICE OF ADMINISTRATIVE
 SUSPENSION**

NOTICE IS HEREBY GIVEN that Christopher Stella of Northampton County has been Administratively Suspended by Order of the Supreme

Court of Pennsylvania dated November 16, 2022, pursuant to Rule 111(b), Pa. R.C.L.E., which requires that every active lawyer shall annually complete, during the compliance period for which he or she is assigned, the continuing legal education required by the Continuing Legal Education Board. The Order became effective December 16, 2022, for Compliance Group 1.

Suzanne E. Price
Attorney Registrar
The Disciplinary Board of the
Supreme Court of Pennsylvania
Dec. 29

**NOTICE OF NONPROFIT
INCORPORATION**

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed in the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for the purpose of incorporation of a non-profit corporation under the Pennsylvania Nonprofit Corporation Law of 1988.

The name of the corporation is:
JOYFUL YOUTH MINISTRY

The purposes for which it has been organized are the provision of aid to youth and their families in the Bethlehem, Pennsylvania geographic area, including the provision of free support services and community assistance such as counseling, a safe place for children to go to after school, help with homework, therapy services and related charitable activities.

MARLA J. MELMAN, ESQUIRE
1644 W. Walnut Street
Allentown, PA 18102

Dec. 29

**IN THE COURT OF COMMON
PLEAS OF NORTHAMPTON
COUNTY**

WRIT OF EXECUTION—
MORTGAGE FORECLOSURE

4WAY JUNCTION LLC
Plaintiff

vs.

NAZARETH PIKE LLC
Defendant

4WAY JUNCTION LLC
Plaintiff

vs.

ARMINDER SINGH
Defendant

**NOS. C-48-CV-2022-05596 AND
C-48-CV-2002-05173
(CONSOLIDATED)**

WRIT OF EXECUTION
(MORTGAGE FORECLOSURE)
PROPERTY:

4063 Nazareth Pike
Bethlehem Township, PA 18020
To: THE SHERIFF OF NORTHAMP-
TON COUNTY

To satisfy the judgment interest and cost in the above matter you are directed to levy upon and sell the following described property: See Legal Description attached hereto as Exhibit "A". [Not published herein.]

Amount due: \$751,177.29.

Interest: \$12,977.79/\$243.49 (per diem).

IMPORTANT NOTICE: This property is sold at the direction of the Plaintiff. It may not be sold in the absence of a representative of the Plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the Plaintiff is not present at the sale.

Dec. 29

**IN THE COURT OF COMMON
PLEAS OF NORTHAMPTON
COUNTY, PENNSYLVANIA
CIVIL DIVISION**

CIVIL ACTION QUIET TITLE
IN RE: STEEL LAND LLC
TAX PARCEL NOS. Q7NW3C 13 1
0715; Q7NW3C 13 2 0715;
Q7SW2B 15 1 0715; AND,
Q7SW2C 3 1 0715

NO.: C-48-CV-2022-6836

NOTICE

TO: POTENTIAL DEFENDANT(S)

Be advised that you are in default because you have failed to take action required of you in this case. Unless you act within ten (10) days from the date of this notice, a judgment may be entered against you without a hearing and you may lose your property or other important rights. A motion for judgment of this matter will be presented at motions court at the Northampton County Court-house, 669 Washington Street, Easton, PA on January 16, 2023, at 9:00 a.m. You should take this notice to a lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the following office to find out where you can get legal help.

YOU SHOULD TAKE THIS PAPER 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
P.O. Box 4733
Easton, PA 18043-4733
Phone: (610) 258-6333

ANTHONY GIOVANNINI,
JR., ESQUIRE

Attorney I.D. #326345
BROUGHAL & DeVITO, L.L.P.
Attorneys for Plaintiff

38 West Market Street
Bethlehem, PA 18018
P: (610) 865-3664
F: (610) 865-0969
anthonygiovannini@
broughal-devito.com

Dec. 29

**NOTICE OF INVOLUNTARY
TRANSFER OF VEHICLE**

LEHIGH VALLEY FOODS LLC

v.

REAL ENGLISH FOODS

DOCKET NO. C-48-CV-2022-7722

NOTICE IS HEREBY GIVEN to Real English Foods of 10 Bell Ave., Pen Argyl, PA that Northampton County Court of Common Pleas has scheduled a hearing on January 26, 2023 at 10 a.m. in courtroom #4 in pursuit of a vehicle title transfer for a one 2001 Nissan Frontier, black in color, vehicle identification number 1N6ED27T91C340802.

Dec. 29

NOTICE

**PETITION TO ADMIT A
COPY OF A WILL**

Estate of Susan Cannella, Deceased
Theresa Cuzzo is submitting a Petition to the Northampton County Register of Wills to admit a Copy of the Will of Susan Cannella dated February 21, 2012, for probate. Name of Decedent: Susan Cannella, D.O.D. February 23, 2020. Late of Palmer Twp., Northampton County, PA.

AMANDA M. KITA, ESQUIRE
STRADLEY, RONON, STEVENS &
YOUNG, LLP

Attorneys for the Estate
30 Valley Stream Pkwy.
Malvern, PA 19355

Dec. 22, 29; Jan. 5

**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 Northamp-
ton County Recorder of Deeds Office
in Book 1998-1 at page 115559.

THEREON BEING ERECTED a
three-story colonial half-double resi-
dential 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 Condomini-
ums 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 Book 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-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.

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.

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 & 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:

NGSE3D/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