

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**ALTEMOSE, LeROY A., SR.,** dec'd.

Late of Wind Gap Borough, Northampton County, PA

Executor: David A. Altemoose 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

CONNELL, DENNIS RAYMOND, dec'd.

Late of Bethlehem, Northampton County, PA

Personal Representative: Paul A. McGinley c/o Stuart T. Shmookler, Esquire, Gross McGinley, LLP, 33 S. 7th Street, P.O. Box 4060, Allentown, PA 18105-4060

Attorneys: Stuart T. Shmookler, Esquire, Gross McGinley, LLP, 33 S. 7th Street, P.O. Box 4060, Allentown, PA 18105-4060

CRESSMAN, R. ALLEN, dec'd.

Late of the Borough of Nazareth, Northampton County, PA

Administratrix: Jennifer Lynn Bertrand c/o Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045

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

JOHNSON, ALFORD GILMORE, JR., dec'd.

Late of the Township of Forks, Northampton County, PA

Executor: Alford G. Johnson, III 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

McGARR, PALMINIA M., dec'd.

Late of Wilson Borough, Northampton County, PA

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

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

MEDENCE, RITA M., dec'd.

Late of North Catasauqua, Northampton County, PA

Personal Representative: Mark J. Medence c/o Robert B. Roth, Esquire, The Roth Law Firm, P.O. Box 4355, Allentown, PA 18105

Attorneys: Robert B. Roth, Esquire, The Roth Law Firm, P.O. Box 4355, Allentown, PA 18105

NEGRAO, JOSEPH O., dec'd.

Late of Northampton County, PA
 Co-Executors: Neusa Soares
 Negrao and Joseph Charles
 Negrao 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

NEITH, ANNA MAE, dec'd.

Late of the Borough of Hellertown,
 Northampton County, PA
 Executrix: Carol A. Coppie 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

PYSHER, JOHN N., dec'd.

Late of the Borough of East
 Bangor, Northampton County,
 PA
 Executrix: Stacy Jo Pysher c/o
 Nancy T. Schneiderman,
 Esquire, 2704 William Penn
 Highway, P.O. Box 3443, Easton,
 PA 18043
 Attorney: Nancy T.
 Schneiderman, Esquire, 2704
 William Penn Highway, P.O. Box
 3443, Easton, PA 18043

RECKER, JOSEPH F., III, dec'd.

Late of Northampton, North-
 ampton County, PA
 Administratrix: Jill A. Recker c/o
 Mark C. Van Horn, Esquire, 147
 N. 10th Street, Allentown, PA
 18102
 Attorney: Mark C. Van Horn,
 Esquire, 147 N. 10th Street,
 Allentown, PA 18102

SECOND PUBLICATION**BROWER, ANNE C. a/k/a ANNE
T. BROWER,** dec'd.

Late of the City of Bethlehem,
 Northampton County, PA
 Executor: Stephen T. Brower c/o
 April L. Cordts, Esquire, 391
 Nazareth Pike, Bethlehem, PA
 18020
 Attorney: April L. Cordts,
 Esquire, 391 Nazareth Pike,
 Bethlehem, PA 18020

CORCORAN, DENNIS C., dec'd.

Late of Williams Township,
 Northampton County, PA
 Administrator: Thomas Christian
 c/o Goudsouzian & Associates,
 2940 William Penn Highway,
 Easton, PA 18045-5227
 Attorneys: Goudsouzian &
 Associates, 2940 William Penn
 Highway, Easton, PA 18045-
 5227

FREEMAN, DOROTHY JEAN,
dec'd.

Late of Hellertown, Northampton
 County, PA
 Personal Representative: Jill
 Diane Csekitz 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

HARTMAN, PAULINE M., dec'd.

Late of the City of Bethlehem,
 Northampton County, PA
 Executrix: Mary Fenelli 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

KANYUK, CATHERINE, dec'd.

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

Executrix: Loretta C. Kanyuk 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

LIGHTFOOT, VICTOR C., JR.,
dec'd.

Late of the Township of Forks,
Northampton County, PA

Executrix: Kimberly Ann
Lightfoot 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

TAYLOR, DOROTHY ZUG, dec'd.

Late of the City of Bethlehem,
Northampton County, PA

Executor: Martin Mayor Zug 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

THIRD PUBLICATION

BACHMAN, GREGORY R., dec'd.

Late of the Township of Lehigh,
Northampton County, PA

Executor: Matthew A. Nowik

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

DRONEY, MICHAEL L., dec'd.

Late of Bethlehem, Northampton
County, PA

Administratrix: Michele Marie
Turner 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

EVANS, RICHARD EDWIN, dec'd.

Late of the Borough of Hellertown,
Northampton County, PA

Executrix: Janice Evans Swah
c/o Robert V. Littner, Esquire,
Littner & Littner Law Offices,
PLLC, 512 North New Street,
Bethlehem, PA 18018

Attorneys: Robert V. Littner,
Esquire, Littner & Littner Law
Offices, PLLC, 512 North New
Street, Bethlehem, PA 18018

FRITZ, MARY A., dec'd.

Late of Williams Township,
Northampton County, PA

Administrator: Albert W. Frasier
c/o Steven B. Molder, Esquire,
904 Lehigh St., Easton, PA
18042

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

GREATSINGER, JAMES R., dec'd.

Late of the Township of
Bethlehem, Northampton
County, PA

Administratrix: Cynthia A.
Greatsinger c/o Richard Eugene
Santee, Esquire, Shay, Santee,
Kelhart & Deschler LLC, 44 E.
Broad Street, Suite 210,
Bethlehem, PA 18018

Attorneys: Richard Eugene Santee, Esquire, Shay, Santee, Kelhart & Deschler LLC, 44 E. Broad Street, Suite 210, Bethlehem, PA 18018

KOLOWITZ, EUGENE F., dec'd.

Late of Northampton, Northampton County, PA

Administrator: Joseph Kolowitz c/o Joshua D. Shulman, Esquire, Shulman Law Office PC, 1935 Center Street, Northampton, PA 18067

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

MANDELL, SUZANNE M., dec'd.

Late of the Borough of Nazareth, Northampton County, PA

Administratrix: Mollie M. Santee c/o Richard Eugene Santee, Esquire, Shay, Santee, Kelhart & Deschler LLC, 44 E. Broad Street, Suite 210, Bethlehem, PA 18018

Attorneys: Richard Eugene Santee, Esquire, Shay, Santee, Kelhart & Deschler LLC, 44 E. Broad Street, Suite 210, Bethlehem, PA 18018

MILLER, DONNA MARIA, dec'd.

Late of Northampton County, PA
Executor: Paul Miller 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

NORTH, SAMUEL W., dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Administratrix: Savannah Landis North 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

O'KEEFE, NANCY D., dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executor: Sean Edward O'Keefe 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

PEARSON, CLARK L., dec'd.

Late of Moore Township, Northampton County, PA

Co-Executors: Raymond Pearson and William J. Ohlandt 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

SCHUBERT, CONSTANCE H., dec'd.

Late of Bethlehem Township, Northampton County, PA

Trust of The Schubert Family dated 08/09/1994

Trustee: Laurie Ann Dougherty 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

SKOPAL, THOMAS EDWARD, SR., dec'd.

Late of Hanover Township, Northampton County, PA
Executrix: Karen P. McLaughlin
c/o Michael D. Recchiuti, Esquire, 60 W. Broad Street, Ste. 303, Bethlehem, PA 18018
Attorney: Michael D. Recchiuti, Esquire, 60 W. Broad Street, Ste. 303, Bethlehem, PA 18018

VARGA, PAUL R., dec'd.

Late of the Township of Plainfield, Northampton County, PA
Executrix: Susan Traci Burcaw
c/o Carla J. Thomas, Esquire, 716 Washington St., Easton, PA 18042
Attorney: Carla J. Thomas, Esquire, 716 Washington St., Easton, PA 18042

WICKETT, JEAN M., dec'd.

Late of the Borough of East Bangor, Northampton County, PA
Executors: Anthony D. Gregory, Steven M. Gregory and Douglas Allen Gregory
Attorneys: Alan B. McFall, Esquire, McFall Law, LLC, 31 West First Street, Suite J, Wind Gap, PA 18091

FICTITIOUS NAME

REGISTRATION NOTICE

NOTICE IS HEREBY GIVEN that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on July 19, 2023, for:

SEAN'S WINDOW CLEANING

with a principal place of business located at: 1030 Richmond Rd., Bangor, PA 18013 in Northampton County. The individual interested in this business is Sean Nyborg, also located at 1030 Richmond Rd., Bangor, PA 18013. This is filed in compliance with 54 Pa. C.S. 311.

Sept. 14

CORPORATE FICTITIOUS NAME REGISTRATION NOTICE

NOTICE IS HEREBY GIVEN that an Application for Registration of Fictitious Name has been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the purposes of obtaining the following Fictitious Name, pursuant to the provisions of 54 Pa. C.S. §311:

The Fictitious Name is:

POWERBALLERS ATHLETIC CENTER

having a principal place of business at: 155 Butztown Road, Bethlehem, PA 18020.

The name and address of the entity owning or interested in said business are: Powerballers Baseball, Inc., 155 Butztown Road, Bethlehem, PA 18020.

FITZPATRICK LENTZ & BUBBA, P.C.

Two City Center
645 West Hamilton Street
Suite 800
Allentown, PA 18101

Sept. 14

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on August 10, 2023 the Petition of Alanis Zharick Escobar Guanoluisa was filed in Northampton County Court of Common of Pleas at No. C-48-CV-2023-5933, seeking to change the name of Petitioner from Alanis Zharick Escobar Guanoluisa to Alanis Moreira. The Court has fixed Monday, October 16, 2023 at 9 a.m., in courtroom #4 at the Northampton County Courthouse as the date for hearing 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.

Sept. 14

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on September 1, 2023, a Petition of Bill Kounoupis was filed in Northampton County Court of Common Pleas at Number C-48-CV-2023-006506 to change the name of Petitioner from Bill Kounoupis to William Pete Kounoupis. The Court has fixed Thursday, November 9, 2023, at 9:00 a.m./p.m. in Courtroom Number (to be announced) of the Northampton County Courthouse, 669 Washington St., Easton, PA 18042, as the place and date for hearing this petition. All persons interested in the proposed change of name may appear and show cause, if they have any, why the prayer of the Petitioner should not be granted.

Sept. 14

**NOTICE
POST ORDINANCE**

NOTICE IS HEREBY GIVEN by the Board of Supervisors ("Board") of Palmer Township ("Township"), Northampton County, Pennsylvania that on September 5, 2023, following a public hearing, the Board adopted Ordinance No. 2023-480, signifying its intention and desire to organize a municipal authority under the provisions of the act of the General Assembly, known as the Municipality Authorities Act, 53 Pa. C.S. §5601 et seq., to provide for stormwater system planning, management and implementation; to appoint and fix the terms of the first members of the board of such authority; to authorize and direct proper officers of the Authority perform all acts and execute all other documents required or contemplated by the ordinance; to set forth and authorize execution of articles of incorporation and all other necessary actions; and to repeal all inconsistent ordinances or parts thereof. The Articles of Incorporation for the Palmer

Township Stormwater Authority shall be filed with the Secretary of the Commonwealth on September 28, 2023.

Sept. 14

NOTICE

NOTICE IS HEREBY GIVEN that Petitioners/Intervenors, John Starr and Casey Starr, and Mother, Samantha S. Waldman, seek to file a Petition to Intervene in Northampton County Court of Common Pleas at No. C-48-CV-2023-02470, on September 21, 2023 at 9:00 a.m. at Motions Court before the assigned Judge at the Northampton County Courthouse, 669 Washington Street, Easton, PA 18042 for presentation of the Petition. All persons interested in the proposed Petition may appear and show cause, if any they have, why the prayer of the Petitioners should not be granted.

Sept. 14

**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 SEPTEMBER 19, 2023 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 ERNEST E. MILLER;
Bryan Douglas Miller, Executor

*Estate of PATRICIA A. SZELAST;
Lisa M. Spitale, Esquire, Administrator

Miranda L. Dunda
Acting Register of Wills &
Clerk of Orphans' Court

Sept. 7, 14

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

IN RE: PETITION OF CAREER INSTITUTE OF TECHNOLOGY FOR APPROVAL OF PRIVATE SALE OF LAND TOTALING APPROXIMATELY .25 ACRES AND BUILDINGS THEREON LOCATED AT 536 CYPRESS LANE, EASTON, NORTHAMPTON COUNTY, PENNSYLVANIA
NO. 6376 OF 2023
PUBLIC NOTICE

All parties interested are notified that the Career Institute of Technology desires to sell improved real property consisting of .25 total acres located at 536 Cypress Lane, Easton, Northampton County, Pennsylvania, Parcel ID #L9NE1 8 1-20 0311E, by private sale for the purchase price of \$405,500.00 and has filed a Petition for Approval of Private Sale of Land in the Court of Common Pleas of Northampton County.

All parties interested are notified that a hearing on the Petition for Approval of Private Sale of Land is scheduled for September 27, 2023 at 9:00 a.m. in a courtroom to be determined by the Court of Common Pleas of Northampton County, located at 669 Washington Street, Easton, Pennsylvania. Any party interested shall appear to be heard and shall report to Court Administration prior to the hearing time to receive an assigned courtroom number.

Sept. 7, 14, 21

SHERIFF’S SALE OF VALUABLE REAL ESTATE

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on OCTOBER 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-2019-08409
BARCLAYS MORTGAGE TRUST
2021-NPL1, MORTGAGE-BACKED
SECURITIES, SERIES 2021-NPL1
vs.

SAMUEL G. WILLIAMS

Property Address:

608 Abbe Court, Freemansburg, PA 18017

UPI/Tax Parcel Number:

N7/2/65/0212

ALL THAT CERTAIN tract of land located in Freemansburg Borough, Northampton County, Pennsylvania, known as Lot No. 82 as shown on the “Development Plan Final” of Eastgate Townhomes as prepared by F & M Associates, Inc., said plan recorded on June 9, 1989, in Map Book 89 at page 86.

TITLE TO SAID PREMISES is vested in Samuel G. Williams by deed from Patrick H. Garren and Tanya N. Garren, his wife, said deed recorded on April 3, 2006, in the Northampton County Recorder of Deeds Office in Book 2006-1 at page 129747.

THEREON BEING ERECTED two-story residential townhouse with vinyl siding and shingle roof.

No. C-48-CV-2019-12194
LAKEVIEW LOAN SERVICING, LLC
vs.

DIODORO FANTAUZZI SOTO,
LOURDES M. FANTAUZZI a/k/a
LOURDES MILAGROS FANTAUZZI

Property Address:

3030 Bard Street, Bethlehem, PA 18017-3302

UPI/Tax Parcel Number:

M7SW4/4/4/0204

ALL THAT CERTAIN message or tenement and lot or piece of ground situate in the Fourteenth Ward of Bethlehem City, Northampton County, Pennsylvania, being Lot No. 123 on Plan of East Hill Section 6, which plan is recorded in Map Book 13 at page 48.

TITLE TO SAID PREMISES is vested in Lourdes Milagros Fantauzzi, unmarried, and Diodoro Fantauzzi Soto, married, by deed from Campbell Real Estate Holdings, LLC, said deed recorded August 3, 2018, in the Northampton County Recorder of Deeds Office in Book 2018-1 at page 165470.

THEREON BEING ERECTED a bi-level single residential dwelling with aluminum siding and brick exterior, shingle roof and one-car garage.

No. C-48-CV-2022-02259

ROCKET MORTGAGE, LLC f/k/a
QUICKEN LOANS, LLC f/k/a
QUICKEN LOANS, INC.

vs.

FREDERICK P. BAER,
INDIVIDUALLY AND AS HEIR OF
LOUISE C. BAER, ANDREW BAER,
KNOWN HEIR OF LOUISE C.
BAER, EMILY KITT,
KNOWN HEIR OF LOUISE C.
BAER, SARAH BAER, KNOWN
HEIR OF LOUISE C. BAER,
UNKNOWN HEIRS OF THE
ESTATE OF LOUISE C.
BAER, DECEASED

Property Address:

605 Line Street, Easton, PA 18042

UPI/Tax Parcel Number:

M9NE1C/7/1/0310

ALL THAT CERTAIN lot or piece of ground situate on the north side of Line Street in Easton City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Frederick P. Baer and Louise C. Baer by deed from Frederick P. Baer, said deed recorded on August 23, 2012, in the Northampton County Recorder of Deeds Office in Book 2012-1 at page 198945. The said Louise C. Baer departed this life on November 27, 2019.

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

No. C-48-CV-2022-02796

WELLS FARGO BANK, N.A.

vs.

JOSHUA VAN DOREN a/k/a
JOSHUA VANDOREN,
HEIR OF ROBERT R. VAN DOREN
a/k/a ROBERT R. VANDOREN,
DECEASED, SHANNON BEAVAN,
HEIR OF ROBERT R. VAN DOREN
a/k/a ROBERT R. VANDOREN,
DECEASED, UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS AND ALL
PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR
UNDER ROBERT R. VAN DOREN
a/k/a ROBERT R. VANDOREN,
DECEASED

Property Address:

1200 Blair Street, Easton, PA 18045

UPI/Tax Parcel Number:

M8NE3/40/11/0324

ALL THAT CERTAIN tract or piece of land, together with the improvements thereon erected, situated in Palmer Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Robert R. Vandoren, unmarried, by deed from Robert R. Van Doren, sole trustee of the Robert R. and Eileen M. Henry-Van Doren Family Trust Dated November 21, 2011, said deed recorded on February

10, 2017, in the Northampton County Recorder of Deeds Office in Book 2017-1 at page 032025. The said Robert R. Van Doren departed this life on or about February 11, 2021.

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

No. C-48-CV-2022-04320

DEUTSCHE BANK
NATIONAL TRUST COMPANY,
AS TRUSTEE ET AL.

vs.

MICHAEL SICKELS, HEIR OF
ROBERT C. SICKELS, DECEASED,
STEVEN BOWEN, HEIR OF
ROBERT C. SICKELS, DECEASED,
JEAN SICKELS, 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

Property Address:

209 Old Forge Drive, Bath, PA
18014

UPI/Tax Parcel Number:

K6NW4B/1/25/0503

ALL THAT CERTAIN tract of land situate in Section No. 1 of Old Forge Estates in Bath Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Robert C. Sickels by deed from Robert C. Sickels and Eleanor J. Sickles, husband and wife, said deed recorded on February 2, 2004, in the Northampton County Recorder of Deeds Office in Book 2004-1 at page 37953. And the said Robert C. Sickels departed this life on October 10, 2019.

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

No. C-48-CV-2022-04517

FREEDOM MORTGAGE
CORPORATION

vs.

UNKNOWN HEIRS OF ROBERT N.
BOGART, DECEASED

Property Address:

3306 Oakland Road, Bethlehem,
PA 18020

UPI/Tax Parcel Number:

M7NW3/8/3/0205

ALL THAT CERTAIN messuage, tenement and lot or piece of land situate in Bethlehem Township, Northampton County, Pennsylvania, being Lot No. 11 on an unrecorded Plan of Santee Acres.

TITLE TO SAID PREMISES is vested in Robert N. Bogart by deed from Robert N. Bogart and Angeline O. Bogart, husband and wife, said deed recorded on September 13, 2016, in the Northampton County Recorder of Deeds Office in Book 2016-1 at page 194396. The said Robert N. Bogart died on May 22, 2021.

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

No. C-48-CV-2022-04993

FREEDOM MORTGAGE
CORPORATION

vs.

MICHAEL D. NICE

Property Address:

4009 Donegal Drive, Bethlehem,
PA 18020

UPI/Tax Parcel Number:

M7SE1/32/15/0205

ALL THAT CERTAIN lot or parcel of land situate on the north side of Donegal Drive in Bethlehem Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Michael D. Nice by deed from Benigno Santiago and Maritza Santiago, said deed recorded on April 21, 2016, in the Northampton County Recorder of Deeds Office in Book 2016-1 at page 073632.

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

No. C-48-CV-2022-06007

WELLS FARGO BANK,
NATIONAL ASSOCIATION,
AS TRUSTEE ET AL.

vs.

TAMIE S. MAMUZICH f/k/a TAMIE S. GILBERT, THOMAS J. GILBERT

Property Address:

3201 Vermont Street, Easton, PA 18045

UPI/Tax Parcel Number:

M8NE3/4/2/0324

ALL THAT CERTAIN lot, tract or parcel of land and premises, hereditaments and appurtenances situate in Palmer Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Thomas J. Gilbert and Tamie S. Gilbert, husband and wife, by deed from Thomas J. Gilbert and Tamie S. Mamuzich, n/b/m Tamie S. Gilbert, said deed recorded on November 26, 2002, in the Northampton County Recorder of Deeds Office in Book 2002-1 at page 332495.

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

No. C-48-CV-2022-07212

U.S. BANK TRUST NATIONAL
ASSOCIATION ET AL.

vs.

JODY L. BENNETT,
MARLENE BENNETT

Property Address:

12 South Westbrook Avenue, Pen Argyl, PA 18072

UPI/Tax Parcel Number:

E8NE2B/8/14/0625

ALL THAT CERTAIN lot or parcel of land, with the improvements erected thereon, situate in Pen Argyl Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Jody L. Bennett, married, by deed from Jody L. Bennett, single, said deed recorded on July 20, 2015, in the Northampton County Recorder of Deeds Office in Book 2015-1 at page 135984.

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

No. C-48-CV-2022-08366

HABITAT FOR HUMANITY OF THE
LEHIGH VALLEY, INC.

vs.

STEPHANIE MATHIS

Property Address:

710 Hayes Street, Bethlehem, PA 18015

UPI/Tax Parcel Number:

P6SE2D/22/3B/0204

ALL THAT CERTAIN parcel or tract of land situated in Bethlehem City, Northampton County, Pennsylvania, in accordance with a plan entitled "Preliminary/Final 710 Hayes Street, Minor Subdivision, Veranda Real Estate", said plan prepared by Ott Consulting, Inc., and last revised on March 7, 2005.

TITLE TO SAID PREMISES is vested in Stephanie Mathis by deed from Habitat For Humanity of the Lehigh Valley, Inc., said deed recorded on August 7, 2007, in the Northampton County Recorder of Deeds Office in Book 2007-1 at page 289652.

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

No. C-48-CV-2022-09019

US BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST

vs.

STEVE D'ANGELO, JR.

Property Address:

4321 Bedford Drive, Bethlehem, PA 18020

UPI/Tax Parcel Number:

M7NE3/3/8/0205

ALL THAT CERTAIN tract of land, with improvements thereon, situated in Bethlehem Township, Northampton County, Pennsylvania, known as Lot No. 25 as shown on Sheet 1 of 1 of a Final Subdivision/Land Development Plan of William Penn Plaza, dated November 5, 1996, and last revised March 18, 1997, by Showalter & Associates.

TITLE TO SAID PREMISES is vested in Steve D'Angelo, Jr., by deed from Rondel Development Corporation at William Penn Plaza, Inc., said deed recorded on June 3, 1999, in the Northampton County Recorder of Deeds Office in Book 1999-1 at page 081996.

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

No. C-48-CV-2022-09180

SPECIALIZED LOAN SERVICING, LLC

vs.

DONALD M. MERCOVICH a/k/a DONALD MICHAEL MERCOVICH, INDIVIDUALLY AND AS EXECUTOR AND HEIR OF THE ESTATE OF JANET THOMPSON,

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATION CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JANET THOMPSON

Property Address:

3933 Rutland Road, Bethlehem, PA 18020-4537

UPI/Tax Parcel Number:

N7NE3/5/25/0205

ALL THAT CERTAIN lot or parcel of land situate along the northerly side of Rutland Road between Hampton Road and Washington Street in Bethlehem Township, Northampton County, Pennsylvania, being Lot Number 25, Block E, as shown on Plan of Birchwood Farm according to a survey made by Leonard M. Fraivilig Co., Engineers.

TITLE TO SAID PREMISES is vested in Donald M. Mercovich and Janet Thompson by deed from Ann S. Bradley, said deed recorded on November 8, 2012, in the Northampton County Recorder of Deeds Office in Book 2012-1 at page 368033. The said Janet Thompson died on or about January 16, 2020.

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

No. C-48-CV-2022-09289

FREEDOM MORTGAGE CORPORATION

vs.

KIMBERLY HNASKO a/k/a
KIMBERLY HOLMES a/k/a
KIMBERLY B. HOLMES,
JAMES HOLMES a/k/a
JAMES G. HOLMES

Property Address:

308 Jubilee Drive, Easton, PA 18040

UPI/Tax Parcel Number:

J8/8/10U/0429

ALL THAT CERTAIN piece, parcel or tract of land situate in Stockertown Borough, Northampton County, Pennsylvania, shown as Lot 68 on the Final Plan of Long Meadows as recorded in Map Book 1998-5 at pages 131-132.

TITLE TO SAID PREMISES is vested in James Holmes and Kimberly Holmes by deed from Michael S. East and Krista K. East, said deed recorded on February 23, 2018, in the Northampton County Recorder of Deeds Office in Book 2018-1 at page 034228.

THEREON BEING ERECTED a bi-level single residential dwelling with vinyl siding and brick exterior, shingle roof and attached one-car garage.

No. C-48-CV-2023-02014

THIRD FEDERAL SAVINGS &
LOAN ASSOCIATION OF
CLEVELAND

vs.

LANCE C. YEAKEL

Property Address:

937 Jacoby Creek Road, Mount
Bethel, PA 18343

UPI/Tax Parcel Number:

C11/12/2A/0131

ALL THAT CERTAIN messuage, tenement and lot or parcel of land situated in Upper Mount Bethel Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Lance C. Yeakel, unmarried, by deed from Lance C. Yeakel, Executor of the Estate of Roberta S. Yeakel a/k/a Roberta S. Yeakel-Cody, deceased, said deed recorded on October 6, 2020, in the Northampton County Recorder of Deeds Office in Book 2020-1 at page 257235.

THEREON BEING ERECTED a Cape Cod-style single residential dwelling with aluminum siding and stone façade, 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

Sept. 14, 21, 28