

**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****GLENN, ANDREA**, dec'd.

Late of the Township of Plainfield, Northampton County, PA  
 Administrator: Paul Matthew Glenn c/o DiFelice Law, LLC, 240 South Main Street, Suite 1206, Nazareth, PA 18064  
 Attorneys: DiFelice Law, LLC, 240 South Main Street, Suite 1206, Nazareth, PA 18064

**GOWER, CARROLL L.**, dec'd.

Late of Bushkill Township, Northampton County, PA  
 Executrix: Tara Ruest c/o Michael Riskin, Esquire, 18 E. Market St., Bethlehem, PA 18018  
 Attorney: Michael Riskin, Esquire, 18 E. Market St., Bethlehem, PA 18018

**HAWK, DOUGLAS C.**, dec'd.

Late of Easton, Northampton County, PA

Executor: Dale R. Hawk, 328 Stafford Avenue, Scranton, PA 18505

Attorneys: Brad M. Russo, Esquire, Russo Law Offices, LLC, 633 Belvidere Road, Phillipsburg, NJ 08865

**KERN, LOUISE W.**, dec'd.

Late of Forks Township, Northampton County, PA

Executor: Roland Kern c/o Sara J. Hogan, Esquire, Plunkett & Graver, PC, 615 Waterfront Drive, Suite 301, Allentown, PA 18102

Attorneys: Sara J. Hogan, Esquire, Plunkett & Graver, PC, 615 Waterfront Drive, Suite 301, Allentown, PA 18102

**KWIATKOWSKI, ALICE**, dec'd.

Late of the City of Easton, Northampton County, PA

Administrator: Anthony J. Marraccini c/o Theresa Hogan, Esquire, 340 Spring Garden Street, Easton, PA 18042

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

**OLANIN, STANLEY F., JR. a/k/a STANLEY FRANK OLANIN, JR.**, dec'd.

Late of Bath, Northampton County, PA

Administrator: Justin M. Olanin a/k/a Justin Matthew Olanin c/o Roxann R. Steelman, Esquire, Schoffstall Elder Law, 2987 Corporate Court, Suite 200, Orefield, PA 18069

Attorneys: Roxann R. Steelman, Esquire, Schoffstall Elder Law, 2987 Corporate Court, Suite 200, Orefield, PA 18069

**PICKEL, ELIZABETH S.,** dec'd.

Late of the Township of Plainfield,  
Northampton County, PA  
Executrix: Linda Sue Woerner  
c/o Alan B. McFall, Esquire,  
McFall Law, LLC, 31 West First  
Street, Suite J, Wind Gap, PA  
18091

Attorneys: Alan B. McFall,  
Esquire, McFall Law, LLC, 31  
West First Street, Suite J, Wind  
Gap, PA 18091

**TREMBLER, JOHN V., JR.,** dec'd.

Late of Lower Mount Bethel,  
Northampton County, PA  
Co-Executors: Adele Lukachek,  
52 Cobblestone Drive, Easton,  
PA 18045 and Jeff Trembler,  
5997 Old Bethlehem Pike,  
Center Valley, PA 18034  
Attorneys: Brad M. Russo,  
Esquire, Russo Law Offices, LLC,  
633 Belvidere Road, Phillipsburg,  
NJ 08865

**WATT, WILLIAM A.,** dec'd.

Late of the City of Bethlehem,  
Northampton County, PA  
Executrix: Donna M. Ford c/o  
Zachary Zawarski, Esquire,  
3001 Easton Avenue, Bethlehem,  
PA 18017  
Attorney: Zachary Zawarski,  
Esquire, 3001 Easton Avenue,  
Bethlehem, PA 18017

**SECOND PUBLICATION****BIECHY, RUSSELL M., SR.,** dec'd.

Late of Bath, Northampton  
County, PA  
Executrix: Barbara Biechy, 5717  
Brumar Road, Bethlehem, PA  
18017  
Attorneys: Megan A. Nanovic,  
Esquire, Nanovic Law Offices, 57  
Broadway, P.O. Box 359, Jim  
Thorpe, PA 18229-0359

**BIEDLINGMAIER, ROMAINE,**

dec'd.  
Late of Easton City, Northampton  
County, PA  
Romaine Biedlingmaier Deed of  
Trust

Trustees: Paul P. Biedlingmaier,  
Jr., Mark J. Biedlingmaier and  
Ann Marie Brown c/o John T.  
Dooley, Esquire, Dischell, Bartle  
& Dooley, P.C., 1800 Parkway,  
#200, Lansdale, PA 19446

Attorneys: John T. Dooley,  
Esquire, Dischell, Bartle &  
Dooley, P.C., 1800 Parkway,  
#200, Lansdale, PA 19446

**DECH, IRENE E.,** dec'd.

Late of the Township of Plainfield,  
Northampton County, PA  
Executrix: Linda K. Dishman 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

**ECKHART, DAWN D.,** dec'd.

Late of Plainfield Township,  
Northampton County, PA  
Executrix: Karen L. Wise c/o  
Catherine L. Appel, Esquire, Fox  
Rothschild LLP, P.O. Box 673,  
Exton, PA 19341-0673  
Attorneys: Catherine L. Appel,  
Esquire, Fox Rothschild LLP,  
P.O. Box 673, Exton, PA 19341-  
0673

**FEGLEY, JUDY ANN,** dec'd.

Late of Easton, Northampton  
County, PA  
Executor: Libera Lombardi c/o  
Santanasto Law, 210 E. Broad  
St., Bethlehem, PA 18018  
Attorneys: Santanasto Law, 210  
E. Broad St., Bethlehem, PA  
18018

**FRITZINGER, DORIS L.**, dec'd.

Late of the Borough of Hellertown,  
Northampton County, PA  
Executrix: Jane S. Balum c/o  
David M. Backenstoe, Esquire,  
148 Main Street, Hellertown, PA  
18055

Attorney: David M. Backenstoe,  
Esquire, 148 Main Street,  
Hellertown, PA 18055

**GRIMES, PETER P.**, dec'd.

Late of Bethlehem, Northampton  
County, PA

Executrix: Beth Conover c/o  
Santanasto Law, 210 E. Broad  
St., Bethlehem, PA 18018

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

**HOFMANN, JANET M.**, dec'd.

Late of 311 Walnut Street,  
Walnutport, Northampton  
County, PA

Executrix: Deena Fital c/o David  
M. Sebelin, Esquire, Sebelin &  
Sebelin, P.C., 301 South 3rd  
Street, Lehigh, PA 18235

Attorneys: David M. Sebelin,  
Esquire, Sebelin & Sebelin, P.C.,  
301 South 3rd Street, Lehigh,  
PA 18235

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

Late of Bethlehem, Northampton  
County, PA

Executor: Andrew Gehringer c/o  
Santanasto Law, 210 E. Broad  
St., Bethlehem, PA 18018

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

**LEWIS, ROBERT G., SR.**, dec'd.

Late of Moore Township, North-  
ampton County, PA

Executor: Terry Thomas Lewis,  
2680 W. Scenic Drive, Daniels-  
ville, PA 18038

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

**MOYER, DEWITT N., SR.**, dec'd.

Late of the Borough of Bangor,  
Northampton County, PA

Administrator: Bruce Allen  
Moyer 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

**QUICK, BARBARA J.**, dec'd.

Late of the Borough of Tatamy,  
Northampton County, PA

Co-Executrices: Jacki Quick  
Rosso and Jodi Quick Schell 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

**SCHULE, WILLIAM K. a/k/a  
WILLIAM KARL SCHUELE**,  
dec'd.

Late of the Township of Forks,  
Northampton County, PA

Executor: Scott L. St. Louis c/o  
Daniel E. Cohen, Attorney, Hof  
& Reid, LLC, 3101 Emrick Blvd.,  
Suite 205, Bethlehem, PA 18020

Attorneys: Daniel E. Cohen,  
Attorney, Hof & Reid, LLC, 3101  
Emrick Blvd., Suite 205,  
Bethlehem, PA 18020

**SEIER, EDWARD L.**, dec'd.

Late of the Township of Lehigh,  
Northampton County, PA

Executrix: Ardys Jeanine Seier  
c/o Stephen A. Strack, Esquire,  
Steckel and Stopp LLC, 125 S.  
Walnut Street, Suite 210,  
Slatington, PA 18080

Attorneys: Stephen A. Strack,  
Esquire, Steckel and Stopp LLC,  
125 S. Walnut Street, Suite 210,  
Slatington, PA 18080

**SOURS, MILDRED M.,** dec'd.

Late of the Borough of Nazareth,  
Northampton County, PA

Executrix: Andrea Lee Bickert  
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

**SPANGLER, LINDA KAY,** dec'd.

Late of Moore Township, North-  
ampton County, PA

Administratrix: Sandra Lee  
Gates c/o John N. Schaeffer,  
Esquire, Eastburn and Gray,  
P.C., 60 E. Court St., P.O. Box  
1389, Doylestown, PA 18901-  
0137

Attorneys: John N. Schaeffer,  
Esquire, Eastburn and Gray,  
P.C., 60 E. Court St., P.O. Box  
1389, Doylestown, PA 18901-  
0137

**THIRD PUBLICATION**

**DEIBERT, WILLIAM LOUIS, JR.,**

dec'd.

Late of the Township of Moore,  
Northampton County, PA

Administratrix: Lisa Ann Deibert  
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

**DiFRANCESCA, ANTONINA,** dec'd.

Late of Easton, Northampton  
County, PA

Executors: Antonino  
DiFrancesca, 2419 Lawnherst  
Avenue, Easton, PA 18045 and  
Placido DiFrancesca, 1052  
Lehigh Street, Easton, PA 18042  
Attorneys: Daniel G. Spengler,  
Esquire, Spengler Brown Law  
Offices, 110 East Main Street,  
Bath, PA 18014

**ECKROTH, ROBERT M.,** dec'd.

Late of the Township of Moore,  
Northampton County, PA

Executors: Robert W. Eckroth  
and Curtis Mark Eckroth 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

**GUNKLE, MARY L.,** dec'd.

Late of Hellertown, Northampton  
County, PA

Executrix: Julia M. Biechy 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

**HENSHAW, CATHERINE M.,**

dec'd.

Late of Palmer Township, North-  
ampton County, PA

Executrix: Christine Marie  
Benoit c/o Steven B. Molder,  
Esquire, 904 Lehigh St., Easton,  
PA 18042

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

**KLOVACH, GREGORY J.,** dec'd.

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

**MASTANDREA, JOHN HENRY,**  
dec'd.

Late of the Township of Lower  
Saucon, Northampton County,  
PA  
Co-Executrices: Jill Helene  
Zander and Jacqueline H.  
Smaracko  
Attorney: David M. Backenstoe,  
Esquire, 148 Main Street,  
Hellertown, PA 18055

**MITCHELL, CLAIRE A.,** dec'd.

Late of Washington Township,  
Northampton County, PA  
Co-Executrices: Sharon Jones  
and Kimberly Lakey 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

**RISSMILLER, WILSON F.,** dec'd.

Late of the Township of Bushkill,  
Northampton County, PA  
Executrix: Roxane Elaine Shook  
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

**SCHEIRER, JOYCE L. a/k/a  
JOYCE R. SCHEIRER,** dec'd.

Late of North Catasauqua  
Borough, Northampton County,  
PA  
Executrix: Nancy Kathryn  
Scheirer 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, North-  
ampton, PA 18067

**SMITH, JUNE E.,** dec'd.

Late of the City of Bethlehem,  
Northampton County, PA  
Executor: Gregory James Smith  
c/o Kevin Frank Danyi, Esquire,  
Danyi Law, P.C., 133 East Broad  
Street, Bethlehem, PA 18018  
Attorneys: Kevin Frank Danyi,  
Esquire, Danyi Law, P.C., 133  
East Broad Street, Bethlehem,  
PA 18018

**NOTICE FOR CHANGE OF NAME**

NOTICE IS HEREBY GIVEN that  
on the 18th of November, 2024, the  
Petition of Chloe Price was filed in  
Northampton County Court of  
Common Pleas at No. C-48-CV-2024-  
09539, seeking to change the name  
of Petitioner's child from Clementine  
Jackson to Clementine Price. The  
court has ordered a hearing for  
February 3rd, 2025 at 9:00 a.m.  
Courtroom to be determined. All  
persons interested in the proposed  
change of name may appear and  
show cause, if any they have, why the  
Petition should not be granted.

Jan. 2

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

NOTICE IS HEREBY GIVEN that on December 18, 2024 the Petition of Tiffany Summersett was filed in the Northampton County Court of Common Pleas at No. C-48-CV-2024-12345 seeking to change the name of Petitioner's minor child from Gabriel Trayvon Bernard to Gabriel Treyvon Summersett. The Court has fixed February 5, 2025 at 9:00 a.m. in Courtroom TBD at the Northampton County Courthouse, 669 Washington St., Easton, PA 18042 as the date for hearing of the Petition. All persons interested in the proposed name change may appear and show cause, if any they have, why the prayer of the Petitioner should not be granted.

Jan. 2

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

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on JANUARY 10, 2025, at ten o'clock a.m. in the COUNCIL CHAMBERS, THIRD FLOOR, of the Northampton County Government Center, within the City of Easton, County of Northampton and State of Pennsylvania.

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

**No. C-48-CV-2018-10777**

U.S. BANK NATIONAL ASSOCIATION ET AL.

vs.

GARY P. TOTH

**Property Address:**

3051 Keystone Street, Bethlehem, PA 18020

**UPI/Tax Parcel Number:**

N7NW3/25/9/0205

ALL THAT CERTAIN messuage, tenement and lot situate in Bethlehem Township, Northampton County, Pennsylvania, and designated as Lots numbered 479, 480, 481, 482, 483, 484, 485 and 486 on Plan of "Bethlehem Annex", said plan recorded in Map Book 6 at page 49.

TITLE TO SAID PREMISES is vested in Gary P. Toth by deed from Janet L. Kaiser, Executrix of the Estate of Marie H. Lerch, deceased, said deed recorded on February 21, 2005, in the Northampton County Recorder of Deeds office in Book 2005-1 at page 062888.

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

**No. C-48-CV-2020-01624**

WELLS FARGO BANK, N.A.

vs.

DOMENICK PAUL DELGROSSO a/k/a DOMENICK P. DELGROSSO, CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF ELIZABETH L. DELGROSSO a/k/a ELIZABETH DELGROSSO, DONNA MARIE LEON a/k/a DONNA LEON, CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF ELIZABETH L. DELGROSSO a/k/a ELIZABETH DELGROSSO, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER FILOMENA ANN CSASZAR a/k/a FILOMENA A. CSASZAR, DECEASED

**Property Address:**

2312 Huntington Street, Bethlehem, PA 18017

**UPI/Tax Parcel Number:**

N6NE3B/4/3/0204

ALL THAT CERTAIN property situated in Bethlehem City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Daniel A. Delgrosso and Elizabeth L. Delgrosso, husband and wife, by deed from Nevin Kemmerer and Stanley Kemmerer, Executors of the Last Will and Testament of Lizzie M. Kemmerer, deceased, said deed recorded on January 30, 1953, in the Northampton County Recorder of Deeds office in Book C90 at page 423. The said Daniel A. Delgrosso died on November 14, 2018, thereby vesting title solely in Elizabeth L. Delgrosso. And the said Elizabeth L. Delgrosso departed this life on or about March 22, 2019.

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

**No. C-48-CV-2021-08343**

CELINK

vs.

JOAN CABRERA

**Property Address:**

109 West Lincoln Street, Easton, PA 18042

**UPI/Tax Parcel Number:**

L9SE3C/15/6/0310

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

TITLE TO SAID PREMISES is vested in Joan Cabrera by deed from Domingo Cabrera and Joan Cabrera, said deed recorded on February 26, 2001, in the Northampton County Recorder of Deeds office in Book 2001-1 at page 027646.

THEREON BEING ERECTED a Cape Cod-style single residential dwelling with brick exterior, slate roof and detached one-car garage.

**No. C-48-CV-2021-08510**  
BOROUGH OF FREEMANSBURG

vs.

CHRISTOPHER REINHOLD

**Property Address:**

159 Green Street, Freemansburg, PA 18017

**UPI/Tax Parcel Number:**

P7NW2B/8/11B/0212

ALL THAT CERTAIN lot or tract of land, with the improvements thereon, situate in Freemansburg Borough, Northampton County, Pennsylvania, known as Lot A on the Subdivision Plan of Schoch Development as recorded on August 8, 1990, in Volume 90 at page 235.

TITLE TO SAID PREMISES is vested in Christopher Reinhold by deed from Mark E. Godown, said deed recorded on August 13, 2003, in the Northampton County Recorder of Deeds office in Book 2003-1 at page 329402.

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

**No. C-48-CV-2021-08912**

NORTHAMPTON BOROUGH

vs.

MALLORY SCHOENEGER

**Property Address:**

1508 Poplar Street, Northampton, PA 18067

**UPI/Tax Parcel Number:**

M4NW1B/10/15/0522

ALL THAT CERTAIN message or tenement and parcel of land, with the improvements thereon erected, situate in the Fourth Ward of Northampton Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Mallory Schoeneberger by deed from Robert Reznick, unmarried, and Mallory

Schoeneberger, unmarried, said deed recorded on May 19, 2016, in the Northampton County Recorder of Deeds office in Book 2016-1 at page 095690.

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

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**No. C-48-CV-2022-01459**

SPECIALIZED LOAN  
SERVICING, LLC  
vs.

LISA STEINER

**Property Address:**

4586 West Mountain View Drive,  
Walnutport, PA 18088

**UPI/Tax Parcel Number:**

H2SE4/2/3/0516

ALL THAT CERTAIN lot, parcel or tract of land located in Lehigh Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Lisa Steiner by deed from Helen M. Creveling, said deed recorded on July 22, 2013, in the Northampton County Recorder of Deeds office in Book 2013-1 at page 192675.

THEREON BEING ERECTED a two-story single residential dwelling with aluminum siding, slate roof and barn.

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**No. C-48-CV-2022-07542**

M&T BANK  
vs.

SARA MARIE ECKMAN, AS  
ADMINISTRATRIX OF THE ESTATE  
OF MARIE ECKMAN a/k/a MARIE  
A. ECKMAN, DECEASED

**Property Address:**

3461 Park Place, Bethlehem, PA  
18017

**UPI/Tax Parcel Number:**

M6SE1/9/1-H5/0214

ALL THAT CERTAIN unit designated as "H-5", being a unit in Park Place Condominium, situate in Hanover Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Sara Marie Eckman by deed from Sara Marie Eckman, Administrator C.T.A. of the Estate of Marie A. Eckman, deceased, said deed recorded on July 22, 2022, in the Northampton County Recorder of Deeds office in Book 2022-1 at page 204847.

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

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**No. C-48-CV-2023-03061**

MORTGAGE ASSETS  
MANAGEMENT LLC  
vs.

VIRGINIA HENDERSHOT

**Property Address:**

1111 Delabole Junction Road, Pen  
Argyl, PA 18072

**UPI/Tax Parcel Number:**

E8/8/9/0625

ALL THAT CERTAIN message, piece or parcel of land situate in Pen Argyl Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in John Hendershot and Virginia Hendershot, his wife, as tenants by the entireties, by deed from Jonah G. Hendershot, Administrator of the Estate of Alfred Hendershot, deceased, said deed recorded on June 30, 1975, in the Northampton County Recorder of Deeds office in Book 518 at page 208.

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



**No. C-48-CV-2023-04965**

FEDERAL HOME LOAN  
MORTGAGE CORPORATION, AS  
TRUSTEE ET AL.

vs.

EDRISEU S. FORBES a/k/a  
EDRISEU FORBES

**Property Address:**

189 Washington Boulevard,  
Bangor, PA 18013

**UPI/Tax Parcel Number:**

E9SE1/2/3/0134

ALL THAT CERTAIN message,  
tenement, tract, parcel or piece of  
land lying and being in Washington  
Township, Northampton County,  
Pennsylvania.

TITLE TO SAID PREMISES is  
vested in Edriseu S. Forbes by deed  
from Shane A. Flyte and Shawna A.  
Flyte, said deed recorded on February  
23, 2006, in the Northampton County  
Recorder of Deeds office in Book  
2006-1 at page 075387.

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

**No. C-48-CV-2023-05595**

US BANK TRUST NATIONAL  
ASSOCIATION ET AL.

vs.

NIGEL L. BISBING,  
UNITED STATES

**Property Address:**

1309 Mitman Road, Easton, PA  
18040

**UPI/Tax Parcel Number:**

K9/14/24E/0311

ALL THAT CERTAIN parcel of  
land, hereditaments and appurte-  
nances situate in Forks Township,  
Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is  
vested in Nigel L. Bisbing by deed from  
Deutsche Bank National Trust  
Company, as Trustee, said deed

recorded on April 22, 2015, in the  
Northampton County Recorder of  
Deeds office in Book 2015-1 at page  
066489.

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

**No. C-48-CV-2023-06154**

NORTHAMPTON AREA SCHOOL  
DISTRICT

vs.

DIANE J. MEAD

**Property Address:**

1260 Laubach Avenue, Northamp-  
ton, PA 18067

**UPI/Tax Parcel Number:**

M4NW2A/12/5/0522

ALL THAT CERTAIN message,  
tenement and parcel or piece of land  
situate on the west side of Laubach  
Avenue, south of Thirteenth Street,  
in the Second Ward of Northampton  
Borough, Northampton County,  
Pennsylvania.

TITLE TO SAID PREMISES is  
vested in Diane J. Mead by deed from  
John P. Mead and Diane J. Mead,  
said deed recorded on January 11,  
2002, in the Northampton County  
Recorder of Deeds office in Book  
2002-1 at page 011440.

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

**No. C-48-CV-2023-07629**

BANGOR BOROUGH AUTHORITY

vs.

CHRISTIAN PAULINO

**Property Address:**

227 North 8th Street, Bangor, PA  
18013

**UPI/Tax Parcel Number:**

D9SE4D/9/10B/0102

ALL THAT CERTAIN tract, parcel or piece of land, with the improvements thereon, lying and being situate in Bangor Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Christian Paulino by deed from John Hacker and Shelby Hacker, said deed recorded on March 27, 2020, in the Northampton County Recorder of Deeds office in Book 2020-1 at page 068138.

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

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**No. C-48-CV-2024-00685**

FREEDOM MORTGAGE  
CORPORATION

vs.

LISA KOZA

***Property Address:***

539 Linden Avenue, Bangor, PA  
18013

***UPI/Tax Parcel Number:***

D9SE4C/3/3/0102

ALL THAT CERTAIN piece, parcel or tract of land situated in Bangor Borough, Northampton County, Pennsylvania, bounded and described in accordance with a survey made by Michael A. Policelli, Registered Engineer, dated October 1969.

TITLE TO SAID PREMISES is vested in Lisa Koza by deed from Mark A. Tenney, said deed recorded on November 12, 2019, in the Northampton County Recorder of Deeds office in Book 2019-1 at page 251127.

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

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**No. C-48-CV-2024-00705**

LAKEVIEW LOAN SERVICING, LLC

vs.

ASHLEY M. ZELLNER

***Property Address:***

2808 Santee Drive, Bethlehem, PA  
18017

***UPI/Tax Parcel Number:***

M7SW1/10/31/0204

ALL THAT CERTAIN piece, parcel or tract of land situate in the 14th Ward of Bethlehem City, Northampton County, Pennsylvania, and being known as Lot No. 27 on the Plan entitled "The Oaks" as recorded in Plan Book 88 at page 290.

TITLE TO SAID PREMISES is vested in Ashley M. Zellner, a single woman as sole owner, by deed from Chad Harold Moyer and Jill Moyer, husband and wife, said deed recorded on October 10, 2017, in the Northampton County Recorder of Deeds Office in Book 2017-1 at page 219600.

THEREON BEING ERECTED a three-story half-double residential dwelling with vinyl siding, shingle roof and attached one-car garage.

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**No. C-48-CV-2024-01022**

WELLS FARGO BANK, N.A.

vs.

ROBERT P. BRENNAN a/k/a  
ROBERT BRENNAN,  
HEATHER BRENNAN

***Property Address:***

3545 North Drive, Bethlehem, PA  
18015

***UPI/Tax Parcel Number:***

Q6SE4/4/5/0719

ALL THAT CERTAIN lot or parcel of land situate along the easterly side of North Drive, south of Woodland Drive, in Lower Saucon Township, Northampton County, Pennsylvania, and being Lot No. 3 of Saucon Dale, Section 1.

TITLE TO SAID PREMISES is vested in Robert Brennan and

Heather Brennan, husband and wife, by deed from Ram Jambunathan, unmarried, said deed recorded on July 5, 2006, in the Northampton County Recorder of Deeds office in Book 2006-1 at page 271409.

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

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**No. C-48-CV-2024-01192**

LAKEVIEW LOAN SERVICING, LLC

vs.

JOHN PETROVICH, JR.

**Property Address:**

620 East Locust Street, Bethlehem, PA 18018

**UPI/Tax Parcel Number:**

N6SE3D/9/4/0204

ALL THAT CERTAIN lot or tract of land situate in Bethlehem City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in John Petrovich, Jr., by deed from Westbury Properties, LLC, said deed recorded on June 7, 2021, in the Northampton County Recorder of Deeds office in Book 2021-1 at page 191457.

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

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**No. C-48-CV-2024-03212**

CROSSCOUNTRY MORTGAGE,

LLC

vs.

GRISELDA ISABELLA GARCIA,  
MARIA R. FERNANDEZ ESPINAL  
DE MATOS, RAMON J. MOYA

**Property Address:**

3122 Christine Street, Bethlehem, PA 18020

**UPI/Tax Parcel Number:**

N7NW3/9/2/0205

ALL THAT CERTAIN lot and tract of land situate in "Larkhurst" in Bethlehem Township, Northampton County, Pennsylvania, and surveyed and laid out by Charles W. Brossart on June 7, 1916, according to a certain map recorded in Book 6 at page 38.

TITLE TO SAID PREMISES is vested in Maria R. Fernandez Espinal de Matos, unmarried, and Ramon J. Moya, unmarried, as joint tenants with right of survivorship, by deed from Brian S. Krcelich and Colleen S. Krcelich, husband and wife, said deed recorded on October 15, 2021, in the Northampton County Recorder of Deeds office in Book 2021-1 at page 372051.

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

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**No. C-48-CV-2024-03786**

LAKEVIEW LOAN SERVICING, LLC

vs.

JASON A. HEPNER

**Property Address:**

551 Donna Drive, Bath, PA 18014

**UPI/Tax Parcel Number:**

H6SW2/1/2/0520

ALL THAT CERTAIN messuage or tenement and lot or tract of land situate in Moore Township, Northampton County, Pennsylvania, and being known as Lot No. 31 of Clearview Farms Estate, Section 1-B.

TITLE TO SAID PREMISES is vested in Jason A. Hepner by deed from Federal National Mortgage Association a/k/a FANNIE MAE, said deed recorded on February 1, 2013, in the Northampton County Recorder of Deeds office in Book 2013-1 at page 029462.

THEREON BEING ERECTED a bi-level single residential dwelling with vinyl siding/stucco façade, shingle roof and attached two-car garage.

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**No. C-48-CV-2024-04598**

LAKEVIEW LOAN SERVICING LLC

vs.

JOSEPH PISZCZATOWSKI,  
ZOE ANN BALDWIN

**Property Address:**

910 Linden Street, Bethlehem, PA  
18018

**UPI/Tax Parcel Number:**

P6NE1B/6/2/0204

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

TITLE TO SAID PREMISES is vested in Joseph Piszczatowski and Zoe Ann Baldwin, who acquired title with rights of survivorship, by deed from Ulises A. Solórzano Urquilla and Meg E. Weaver, husband and wife, said deed recorded on May 3, 2023, at the Northampton County Recorder of Deeds office in Book 2023-1 at page 078782.

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

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**No. C-48-CV-2024-04752**

TOWD POINT MORTGAGE TRUST

2019-4

vs.

ANDREW M. CLARK, JR.,  
KATHLEEN L. CLARK

**Property Address:**

3010 Agnes Street, Easton, PA  
18045

**UPI/Tax Parcel Number:**

L8SE1/5/6/0324

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

TITLE TO SAID PREMISES is vested in Kathleen L. Clark by deed from Andrew M. Clark, Jr., and Kathleen L. Clark, husband and wife, said deed recorded on June 15, 2022, in the Northampton County Recorder of Deeds office in Book 2022-1 at page 172318.

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

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**No. C-48-CV-2024-04969**

PENNYMAC LOAN SERVICES, LLC

vs.

JEREMY KELLY KAFARSKI,  
SAMUEL H. ROMA a/k/a  
SANUEL H. ROMA

**Property Address:**

815 Dearborn Avenue, Bethlehem,  
PA 18015

**UPI/Tax Parcel Number:**

P7SW4B/3/1/0204

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

TITLE TO SAID PREMISES is vested in Jeremy Kelly Kafarski and Samuel H. Roma by deed from Jonathan Alloggio and Julianne Alloggio, said deed recorded on May 6, 2019, in the Northampton County Recorder of Deeds office in Book 2019-1 at page 082348.

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

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**No. C-48-CV-2024-05830**

MANUFACTURERS AND TRADERS

TRUST COMPANY a/k/a M & T  
BANK ET AL.

vs.

ARNOLD ZEPP, KIMBERLY ZEPP

**Property Address:**

1837 Lincoln Avenue, Northampton, PA 18067

**UPI/Tax Parcel Number:**

L4SW4B/14/22/0522

ALL THAT CERTAIN message or tenement and lot or piece of ground situate on the east side of Lincoln Avenue in the 2nd Ward of Northampton Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Arnold Zepp and Kimberly Zepp by deed from Susan A. Bortz and Joyce E. Cerniglia, said deed recorded on March 8, 2011, in the Northampton County Recorder of Deeds office in Book 2011-1 at page 053173.

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

CHRISTOPHER ZIEGER  
Acting Sheriff  
Northampton County,  
Pennsylvania

DAVID M. CERAUL, ESQUIRE  
Solicitor to the Sheriff

Dec. 19, 26; Jan. 2