

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**BUCKO, DIANA C.,** dec'd.

Late of Bethlehem, Northampton County, PA

Executor: James F. Burke 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

CAWLEY, ROLAND D., dec'd.

Late of the Borough of Hellertown, Northampton County, PA

Co-Executrices: Faye Lynn Kichline and Wanda Lee Luybli 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

EMERY, DONALD LEE a/k/a DONALD L. EMERY, dec'd.

Late of Easton, Northampton County, PA

Executor: David Joshua Emery a/k/a David J. Emery c/o Tara A. Eckels, Esquire, Fox, Oldt & Brown, 940 W. Lafayette St., Suite 100, Easton, PA 18042
Attorneys: Tara A. Eckels, Esquire, Fox, Oldt & Brown, 940 W. Lafayette St., Suite 100, Easton, PA 18042

HAFNER, FRANKLIN J., dec'd.

Late of Forks Township, Northampton County, PA

Executrix: Anica Hafner c/o Joshua N. Daly, Esquire, 4480 William Penn Highway, Suite 200, Easton, PA 18045

Attorney: Joshua N. Daly, Esquire, 4480 William Penn Highway, Suite 200, Easton, PA 18045

HEIL, MYRLE G., dec'd.

Late of 1050 Main Street, Hellertown, Northampton County, PA
Personal Representative: Jasmine Wenner c/o R. Nicholas Nanovic, Esquire, 33 South Seventh Street, P.O. Box 4060, Allentown, PA 18105

Attorney: R. Nicholas Nanovic, Esquire, 33 South Seventh Street, P.O. Box 4060, Allentown, PA 18105

IMBODEN, HELEN, dec'd.

Late of Bethlehem, Northampton County, PA

Executrix: Lucinda K. Cottrill c/o Robert B. Roth, Esquire, The Roth Law Firm, 123 North Fifth Street, Allentown, PA 18102

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

SERFASS, LOIS I. a/k/a LOIS I. SMITH, dec'd.

Late of the Township of Washington, Northampton County, PA

Co-Administrators: Roxanne Michelle Richardson and Scott Lee Smith 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

SKRAPITS, ELAINE M., dec'd.

Late of Northampton, Northampton County, PA

Executor: Stephen Frank Skrapits c/o Edward P. Sheetz, Esquire, Gardner, Racines & Sheetz, 5930 Hamilton Boulevard, Suite 106, Allentown, PA 18106

Attorneys: Edward P. Sheetz, Esquire, Gardner, Racines & Sheetz, 5930 Hamilton Boulevard, Suite 106, Allentown, PA 18106

STEWART, SUE L., dec'd.

Late of Wind Gap, Northampton County, PA

Executrix: Susan Fishbough, 6446 Abbey Road, Wind Gap, PA 18091

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

SULLIVAN, JAYNE H., dec'd.

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

Executor: Dennis M. Sullivan 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

WARNER, BETTY M., dec'd.

Late of the Borough of Nazareth, Northampton County, PA

Executrix: Donna L. Francisco 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

BACH, MARY E., dec'd.

Late of Upper Mount Bethel Township, Northampton County, PA

Co-Executors: Mary Charlotte Bach and John M. Bach, P.O. Box 14, Mt. Bethel, PA 18343

Attorneys: F. Andrew Wolf, Esquire, Cramer, Swetz, McManus & Jordan P.C., Attorneys at Law, 711 Sarah Street, Stroudsburg, PA 18360

COOK, GEORGE O., JR., dec'd.

Late of the Township of Forks, Northampton County, PA

Executrix: Jody A. Dodge c/o Dionysios C. Pappas, Esquire, Vasiliadis Pappas Associates LLC, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020

Attorneys: Dionysios C. Pappas, Esquire, Vasiliadis Pappas Associates LLC, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020

GARRAFFA, RICHARD T., dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Administratrix: Nancy Jean Garraffa c/o Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045

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

JAMAN, HENRY C., dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executor: David Henry Jaman, 106 N. New Street, Nazareth, PA 18064

Attorney: Paul J. Harak, Esquire, 1216 Linden Street, P.O. Box 1409, Bethlehem, PA 18016

KLEPPINGER, ODELL A., dec'd.

Late of the Township of Moore, Northampton County, PA

Executrices: Ellen K. Stahl and Lynne Fay Ball 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

KOPACH, MARY A., dec'd.

Late of the Borough of Nazareth, Northampton County, PA

Executors: Michael J. Kopach, Susan M. Kopach and Michele C. Weber 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

KOVACS, BEATRICE M., dec'd.

Late of the City of Bethlehem, Northampton County, PA

Administratrix d.b.n.c.t.a.: Nikki Lyn Carpenter a/k/a Nikki Lyn Kovacs 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

KUNKLE, DARLENE C., dec'd.

Late of 313 S. Canal Street, Walnutport, Northampton County, PA

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

LONG, FRANCES E., dec'd.

Late of Bethlehem City, Northampton County, PA

Executor: David T. Long c/o John N. Schaeffer, III, Esquire, Eastburn & Gray, PC, 60 E. Court St., P.O. Box 1389, Doylestown, PA 18901-0137

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

MICHAEL, KAY M., dec'd.

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

Executrix: Carolyn A. Raudenbush 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

O'BRIEN, RORY P., dec'd.

Late of Hanover Township, Northampton County, PA

Administrator: John Devereaux Miller

Attorneys: Robert M. Knauer,
Esquire, Knauer & Davenport,
143 North Eighth St., Allentown,
PA 18101

PAYONK, GLORIA A., dec'd.

Late of Bethlehem, Northampton
County, PA

Executrix: Patricia A. Schuler
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

**PINARD, SHIRLEY A. a/k/a
SHIRLEY A. RUPPERT,** dec'd.

Late of Bethlehem, North-
ampton County, PA

Executor: Rolan Barrall, 734
Linden St., Bethlehem, PA 18018

Attorney: Robert Pandaleon,
Esquire, 847 N. Wahneta St.,
Allentown, PA 18109

SANDT, HENRY J., JR., dec'd.

Late of Forks Twp., North-
ampton County, PA

Executrix: Karen L. Hartzog
a/k/a Karen L. Malachowski, 84
Winter St., Mt. Bethel, PA 18343

Attorneys: Jennifer M. Merx,
Esquire, Skarlatos Zonarich
LLC, 320 Market St., Ste. 600W,
Harrisburg, PA 17101

SPORTELLI, CESARE, dec'd.

Late of the City of Easton, North-
ampton County, PA

Executrix: Ms. Nancy Nicoletta
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

THIRD PUBLICATION

BABASHAK, FRANK SCOTT,
dec'd.

Late of Lower Saucon Township,
Northampton County, PA

Administratrix: Elizabeth A.
Babashak 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

CHAFFEE, JANE W., dec'd.

Late of the City of Bethlehem,
Northampton County, PA

Executrix: Deborah C. Gryshuk,
2111 Ridge Way, East Greenville,
PA 18041

Attorney: James J. Holzinger,
Esquire, 1216 Linden Street,
P.O. Box 1409, Bethlehem, PA
18016

DANEELS, CAROL ANN, dec'd.

Late of the Township of Palmer,
Northampton County, PA

Executor: John Phillip Gum 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

DeWALT, ARLINE R., dec'd.

Late of the Township of Forks,
Northampton County, PA

Co-Executrices: Erin M. Ramos
and Melanie Alane Pfeiffer-
Parente 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

EMERY, DONALD LEE a/k/a DONALD L. EMERY, dec'd.

Late of Easton, Northampton County, PA

Executor: David Joshua Emery a/k/a David J. Emery c/o Tara A. Eckels, Esquire, Fox, Oldt & Brown, 940 W. Lafayette St., Suite 100, Easton, PA 18042.

Attorneys: Tara A. Eckels, Esquire, Fox, Oldt & Brown, 940 W. Lafayette St., Suite 100, Easton, PA 18042

GERBER, RICHARD LEE, dec'd.

Late of the Borough of Northampton, Northampton County, PA

Executrix: Patricia Ann Gerber, 1244 Main Street, Northampton, PA 18067

Attorneys: Jenny Y.C. Cheng, Esquire, Cheng Law Offices, P.C., 430 Delaware Avenue, P.O. Box 195, Palmerton, PA 18071

HASARA, EUGENE J., dec'd.

Late of Bath, Northampton County, PA

Executrix: Julianne E. Anglestein 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

HAYDEN, MARNA, dec'd.

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

Co-Executrices: Alicia Holden Hayden and Alexis Draganiuk 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

HILBERT, TERRY J., dec'd.

Late of Lehigh Township, Northampton County, PA

Personal Representative: Robert L. Hilbert 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

JAROWICZ, VIRGINIA A., dec'd.

Late of the Township of Williams, Northampton County, PA

Executrix: Jessica Ellen Jarowicz 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

LEWIS, MORRIS P., JR., dec'd.

Late of Lower Saucon Township, Northampton County, PA

Administrator: Jacques M. Lewis c/o Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045

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

LOTTI, JEAN M., dec'd.

Late of the Township of Moore, Northampton County, PA

Co-Executors: Susan J. Marcks and Donald J. Lotti 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

McCLAY, DOROTHY P., dec'd.
 Late of the Township of Lower Saucon, Northampton County, PA
 Executrix: Dawn Deborah McClay 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

PERVERZOFF, PHYLLIS A., dec'd.
 Late of the Borough of Hellertown, Northampton County, PA
 Executrix: Linda Ann Scherbaum 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

RICHARDS, JAMES DANIEL, dec'd.
 Late of Lower Nazareth Township, Northampton County, PA
 Executrix: Rebecca Sue Richards c/o Jon A. Swartz, Esquire, 7736 Main Street, Fogelsville, PA 18051
 Attorney: Jon A. Swartz, Esquire, 7736 Main Street, Fogelsville, PA 18051

SCHMOYER, JOSHUA T., dec'd.
 Late of the Township of Moore, Northampton County, PA
 Administratrix: Carol Ann Schmoyer c/o Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045
 Attorneys: Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045

SEYFRIED, STANLEY M., SR., dec'd.
 Late of Lehigh Township, Northampton County, PA

Executrix: Kristie M. Frantz c/o Bruce W. Weida, Esquire, 245 Main Street, Emmaus, PA 18049
 Attorney: Bruce W. Weida, Esquire, 245 Main Street, Emmaus, PA 18049

TURNER, ROGER ALLEN, dec'd.
 Late of Bangor, Northampton County, PA
 Executrix: Tricia Ann Richards 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

**FICTITIOUS NAME
 REGISTRATION NOTICE**

NOTICE IS HEREBY GIVEN that an application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on March 30, 2022 for:

SIGN THE LINE

at: 3417 Altonah Rd., Bethlehem, PA 18017. The name and address of the individual interested in the business are Heather Lynn Elliott at 3417 Altonah Rd., Bethlehem, PA 18017. This was filed in accordance with Pa. C.S. 311.417.

July 28

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on June 21, 2022, the Petition of Jonathan Michael Himeline, Jozyah Simon Sosa Himeline and Jayden Alejandro Sosa Himeline was filed in Northampton County Court of Common Pleas at No. C-48-CV-2022-003850, seeking to change the name of Petitioners from Jonathan Michael Himeline to Jonathan Michael Sosa,

Joiah Simon Sosa Hinline to Joiah Simon Sosa and Jayden Alejandro Sosa Hinline to Jayden Alejandro Sosa. The court has fixed August 22, 2022 at 9 a.m. in Motions Court at the Northampton County Courthouse as the date for hearing of the Petition. All persons interested in the proposed change of name may appear and show cause, if any they have, why the prayer of the Petitioner should not be granted.

July 28

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

TINA M. KELLUM-WATSON and
LEON W. WATSON
Plaintiffs

vs.

JANDRE KELLUM and
ASHAUNNACY YAKIRA
DAUVEI GANTT

Defendants

NO. C0048CV2021-01743

NOTICE

You JANDRE KELLUM and ASHAUNNACY YAKIRA GANTT, have been sued in Court to obtain custody of the minor children, W.J.K. and E.R.K. A copy of the filed Custody Complaint may be obtained from the Clerk of Courts, Civil Division. You are ORDERED to appear in person at the Northampton County Courthouse, Seventh and Washington Streets, Easton, Pennsylvania, on September 1, 2022, at a time to be specified in written notice from the Child Custody Conference Officer for a conference. If you fail to appear as provided by this Notice an Order for Custody may be entered against you or the Court may issue a warrant for your arrest. You must file with the court a verification regarding any

criminal record or abuse history regarding you and anyone living in your household on or before the initial in-person contact with the court (including, but not limited to, a conference with a conference officer or judge or conciliation) but not later than 30 days after service on the complaint or petition. You should take this paper to your lawyer at once. If you cannot afford a lawyer, go to or telephone the office set forth below to find out where you can get legal help.

Lehigh Valley Legal Services
559 Main Street
Suite 200
Bethlehem, PA 18018-5881
(610) 317-8757

If you can afford to hire a lawyer but do not have a lawyer, go to or telephone the office set forth below to find out where you can get legal help.

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

ELLEN S. KINGSLEY, ESQUIRE
Attorney for Plaintiffs
Tina M. Kellum-Watson
and Leon W. Watson

162 South Union Street
Easton, PA 18042
Phone: (610) 258-7079

July 28

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

CIVIL ACTION QUIET TITLE
JONATHAN F. ITTERLY and
NICOLE E. SCHAARSCHMIDT
Plaintiffs

vs.

NORTHAMPTON TRACTION
COMPANY

Defendant

NO.: C-48-CV-2022-03485

NOTICE

A motion for judgment of this matter will be presented at Motions Court at the Northampton County Courthouse, 669 Washington Street, Easton, PA on Monday, August 8, 2022, 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
Telephone: (610) 258-6333

ANTHONY GIOVANNINI, JR.,
ESQUIRE
Attorney I.D. #326345
BROUGHAL & DeVITO, L.L.P.
Attorneys for Plaintiffs

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

July 28

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

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on AUGUST 5, 2022 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-2011-03134

WELLS FARGO BANK, N.A.
vs.

BRIAN C. HUMPHREYS, HEIR
AND/OR ADMINISTRATOR OF
THE ESTATE OF VIRGINIA L.

HUMPHREYS, BRUCE
HUMPHREYS, HEIR AND/OR
ADMINISTRATOR OF THE ESTATE
OF VIRGINIA L. HUMPHREYS

Property Address:

2253 LINDEN STREET,
BETHLEHEM, PA 18017

UPI/Tax Parcel Number:

N6NE3D/3/1/0204

ALL THAT CERTAIN tract, piece or parcel of land, together with the buildings erected thereon, situate, lying and being in the Fourteenth Ward of Bethlehem City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Brian-Carl: Humphreys a/k/a Brian C. Humphreys, by deed from Estate of Virginia L. Humphreys deceased, said deed recorded on September 10, 2020, in the Northampton County Recorder of Deeds Office in Book 2020-1 at page 221297.

THEREON BEING ERRECTED a two-story single Cape Cod-style residential dwelling with brick exterior, shingle roof and one-car garage.

No. C-48-CV-2011-05788

SCOLOPAX, LLC

vs.

DANNY KEENHOLD t/a
KEENHOLD ASSOCIATES,
RICHARD E. KEENHOLD, JR.,
RICHARD E. KEENHOLD, UNITED
STATES OF AMERICA

Property Address:

WEST 8TH STREET a/k/a 8TH STREET, WIND GAP, PA 18091

UPI/Tax Parcel Number:

E8/16/1/0626

ALL THAT CERTAIN message, tenement, tract or piece of land situate in Plainfield Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Richard E. Keenhold, Sr., Richard E. Keenhold, Jr. and Danny Keenhold t/a Keenhold Associates, by deed from Allen V. Miklas, Sr. a/k/a Allen Miklas, and Evelyn M. Miklas, said deed recorded on May 17, 1988, in the Northampton County Recorder of Deeds Office in Book 747 at page 921.

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

No. C-48-CV-2014-10248

CITY OF BETHLEHEM

vs.

JOHN P. HYMANS

Property Address:

911 HIGH STREET, BETHLEHEM, PA 18018

UPI/Tax Parcel Number:

P6NE1B/3/13/0204

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

TITLE TO SAID PREMISES is vested in John P. Hymans by deed from Reda G. Hanna and Gladys M. Hanna, husband and wife, said deed recorded on November 15, 1996, in the Northampton County Recorder of Deeds Office in Book 1996-1 at page 120133.

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

No. C-48-CV-2017-00946

FIRST TRUSTERN BANK & TRUST CO.

vs.

SUNNI M. RUSYN

Property Address:

107 MAIN STREET, NORTHAMPTON, PA 18067

UPI/Tax Parcel Number:

M4SE1A/5/8/0522

ALL THOSE CERTAIN pieces or parcels of land situate on the east side of Main Street in the Third Ward of Northampton Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Sunni M. Rusyn by deed from Stephen Rusyn, Jr., and Marguerite M. Rusyn, said deed recorded on August 25, 2014, in the Northampton County Recorder of Deeds Office in Book 2014-1 at page 145176.

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

No. C-48-CV-2018-01482

U.S. BANK TRUST NATIONAL ASSOCIATION ET AL.

vs.

BRYAN PAUL SMITH a/k/a BRYAN SMITH a/k/a BRYAN P. SMITH d/b/a LANDMARK LANDSCAPE CONTRACTORS, LLC, COLLEEN M. SMITH

Property Address:

4620 GRAYSTONE DRIVE, NAZARETH, PA 18064

UPI/Tax Parcel Number:

L7/5/7-45A/0418

ALL THAT CERTAIN message or tenement and parcel of land situate in Lower Nazareth Township, Northampton County, Pennsylvania, being Lot #45A as shown on the Final Plan of "Hidden Oaks 11 Major Subdivision, Layout Plan Phase ILL", as prepared by Lehigh Engineering

Associates, Inc., said plan recorded in the Northampton County Recorder of Deeds Office in Map Book 2004-5 at page 780.

TITLE TO SAID PREMISES is vested in Bryan Paul Smith a/k/a Bryan Smith a/k/a Bryan P. Smith d/b/a Landmark Landscape Contractors, LLC, and Colleen M. Smith, husband and wife, by deed from Hidden Oaks II, LLP, said deed recorded on May 24, 2006, in the Northampton County Recorder of Deeds Office in Book 2006-1 at page 207170.

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

No. C-48-CV-2018-10220

LSF9 MASTER

PARTICIPATION TRUST

vs.

FRANCIS K. KARIUKI

Property Address:

4037 FREEMANSBURG AVENUE,
EASTON, PA 18045

UPI/Tax Parcel Number:

M8SE1/15/11/0205

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

TITLE TO SAID PREMISES is vested in Francis K. Kariuki by deed from Francis K. Kariuki and Nelly Njeru, husband and wife, said deed recorded on January 28, 2005, in the Northampton County Recorder of Deeds Office in Book 2005-1 at page 35326.

THEREON BEING ERECTED a two-story residential apartment building with aluminum siding and shingle roof.

No. C-48-CV-2018-10467

FREEDOM MORTGAGE
CORPORATION

vs.

JOHN M. YANKAUSKAS

Property Address:

4005 CEDAR DRIVE, WALNUT-
PORT, PA 18088

UPI/Tax Parcel Number:

J3/3/2A-1/0516

TRACT NO. 1

ALL THAT CERTAIN parcel or tract of land, together with the improvements thereon erected, on the southerly side of Township Road T-511 in Lehigh Township, Northampton County, Pennsylvania, being known as Lot No. 1 on Plan of Bentree Manor as laid out for Willard G. Frederick and Eva A. Frederick by C. A. Costello Engineering Co.

TRACT NO. 2

ALL THAT CERTAIN lot, with the improvements erected thereon, situated in Lehigh Township, Northampton County, Pennsylvania, and known as Lot No. 1 as shown on the Subdivision Plan for Eva and Willard Frederick as prepared by Base Engineering, Inc., said Plan recorded in Map Book 59 at page 21 and Map Book 60 at page 8.

TITLE TO SAID PREMISES is vested in John M. Yankauskas by deed from Bank of America, N.A., for the benefit of HSBC Bank USA, National Association, said deed recorded on December 17, 2014, in the Northampton County Recorder of Deeds Office in Book 2014-1 at page 220869.

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

No. C-48-CV-2019-05928

FULTON BANK, N.A. s/b/m TO
LAFAYETTE AMBASSADOR BANK

vs.

REBECCA DiFRANCESCO, HEIR
OF THE ESTATE OF DENNIS
FERRIGNO, MICHAEL FERRIGNO,
HEIR OF THE ESTATE OF
DENNIS FERRIGNO, UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS
AND ALL PERSONS, FIRMS OR
ASSOCIATION CLAIMING
RIGHT, TITLE OR INTEREST FROM
OR UNDER DENNIS J. FERRIGNO,
DECEASED

Property Address:

35 SOUTH 9TH STREET,
EASTON, PA 18042

UPI/Tax Parcel Number:

L9SE1A/30/4/0310

ALL THAT CERTAIN lot or parcel
of ground situated in the West Ward
of Easton City, Northampton County,
Pennsylvania.

TITLE TO SAID PREMISES is
vested in Dennis J. Ferrigno by deed
from Dennis J. Ferrigno and Linda A.
Ferrigno, his wife, said deed recorded
on November 30, 2010, in the
Northampton County Recorder of
Deeds Office in Book 2010-1 at page
253385. And the said Dennis J.
Ferrigno died on May 14, 2018.

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

No. C-48-CV-2019-11560

WELLS FARGO BANK, N.A.

vs.

THOMAS PATZER,
MONIQUE PATZER

Property Address:

380 DEVONSHIRE DRIVE,
BETHLEHEM, PA 18017-1712

UPI/Tax Parcel Number:

M6SE4/7/28N/0204

ALL THAT CERTAIN tract, piece
or parcel of land, together with the
buildings erected thereon, situate,

lying and being in the 14th Ward of
Bethlehem City, Northampton
County, Pennsylvania, and design-
ated as Lot No. 76 on "Plan of
Camelot Section 4".

TITLE TO SAID PREMISES is
vested in Thomas Patzer and Monique
Patzer by deed from Ned A. Diehl and
Jane M. Diehl, his wife, said deed
recorded on September 13, 2013, in
the Northampton County Recorder of
Deeds Office in Book 2013-1 at page
244224.

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

No. C-48-CV-2020-07694

TOWNSHIP OF PALMER

vs.

RANDY W. ZIMMERMAN

Property Address:

2737 NAZARETH ROAD, EASTON,
PA 18045

UPI/Tax Parcel Number:

L8SE2/18/37A/0324

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

TITLE TO SAID PREMISES is
vested in Randy W. Zimmerman by
deed from Dorothy Zimmerman
Donahue, said deed recorded on April
16, 2012, in the Northampton County
Recorder of Deeds Office in Book
2012-1 at page 84568.

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

No. C-48-CV-2021-07489

BANK OF NEW YORK

MELLON ET AL.

vs.

MILKO MONTES,
KRISTEN K. MONTES

Property Address:

76 CREST BOULEVARD,
EASTON, PA 18045

UPI/Tax Parcel Number:

L8/6/17-34/0324

ALL THAT CERTAIN piece, parcel or tract of land situate in Palmer Township, Northampton County, Pennsylvania, shown as Lot 34 on the Final Plan of Park View Estates, Phase 6, as recorded in Map Book 2005-5, page 26.

TITLE TO SAID PREMISES is vested in Milko Montes and Kristen K. Montes, husband and wife, as tenants by the entirety, by deed from Lam Contractors, Inc., said deed recorded on July 27, 2006, in the Northampton County Recorder of Deeds Office in Book 2006-1 at page 303453.

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

No. C-48-CV-2021-07921

AMERICAN ADVISORS GROUP

vs.

RACHAEL L. ANGST, EXECUTRIX
AND DEVISEE OF THE ESTATE
OF BARRY L. ANGST

Property Address:

1707 WYNNWOOD LANE a/k/a
1707 WYNNWOOD LANE NORTH,
EASTON, PA 18040

UPI/Tax Parcel Number:

K9/16/10N/0311

ALL THAT CERTAIN lot or parcel of land situate on the east side of Wynnwood Lane a/k/a Wynnwood Lane North, in Forks Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Barry L. Angst by deed from The Barry L. Angst and Hilda Angst Revocable Living Trust dated November 3, 1998, by Barry L. Angst,

Co-Trustee, and Hilda Angst, Co-Trustee, by her agent Barry L. Angst, said deed recorded on May 18, 2011, in the Northampton County Recorder of Deeds Office in Book 2011-1 at page 104129. The said Barry L. Angst died on April 22, 2021. Letters of Testamentary were granted to Rachael I. Angst, nominating and appointing her as the Executrix of the Estate of Barry L. Angst, on May 14, 2021.

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

No. C-48-CV-2021-09134

WELLS FARGO BANK,
N.A. ET AL.

vs.

UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS,
FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER
JASON M. SULLIVAN, DECEASED

Property Address:

939 BROWNTOWN ROAD,
NAZARETH, PA 18064

UPI/Tax Parcel Number:

G8/15/7/0626

ALL THOSE TWO contiguous messuages, parcels, tracts or pieces of land being and lying in Plainfield Township, Northampton County, Pennsylvania, on the public road leading to Hahn's Mill.

THEREON BEING ERECTED a two-story single residential dwelling with vinyl siding and slate roof. Also a separate workshop with wood siding and metal roof.

Property Address:

BROWNTOWN ROAD, NAZARETH,
PA 18064

UPI/Tax Parcel Number:

G8/16/14/0626

TITLE TO SAID PREMISES is vested in Jason M. Sullivan and June M. Sullivan by deed from Robert C. Rank, Administrator of the Estate of Ruth R. Tennant, deceased, said deed recorded on July 3, 1978, in the Northampton County Recorder of Deeds Office in Book 584 at page 221. The said June M. Sullivan died on or about October 14, 2009, thereby vesting title solely unto Jason M. Sullivan. And the said Jason M. Sullivan died on or about August 16, 2019.

THEREON BEING ERECTED a dilapidated stable.

No. C-48-CV-2021-09149

JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION

vs.

SILVIN H. BLACKSTOCK

Property Address:

395 RAMBLEWOOD DRIVE,
EASTON, PA 18040

UPI/Tax Parcel Number:

K9NE3/10/5/0311

ALL THAT CERTAIN lot of land located in Forks Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Silvin H. Blackstock by deed from Dave D. Blackstock and Lyree R. Blackstock, husband and wife, said deed recorded on July 24, 2006, in the Northampton County Recorder of Deeds Office in Book 2006-1 at page 296882.

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

No. C-48-CV-2021-09594

TRUIST BANK f/k/a BRANCH
BANKING AND TRUST COMPANY

vs.

RICHARD J. NEUSTADTER

Property Address:

431 MAIN STREET, WALNUT-
PORT, PA 18088

UPI/Tax Parcel Number:

J2NW4C/5/12/1033

ALL THAT CERTAIN messuage, consisting of the westerly half of a double frame dwelling, situate on the northerly side of Main Street in Walnutport Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Richard J. Neustadter and Marian Neustadter, husband and wife, by deed from Roy E. Marsh and Irene Marsh, his wife, said deed recorded on September 8, 1959, in the Northampton County Recorder of Deeds Office in Book 111 at page 471. The said Marian Neustadter died on August 1, 2014, thereby vesting title in her surviving spouse, Richard J. Neustadter, by operation of law.

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

No. C-48-CV-2022-00259

PENNSYLVANIA HOUSING
FINANCE AGENCY

vs.

BRICE A. LEMON

Property Address:

1138 MOORE DRIVE, DANIELS-
VILLE, PA 18038-9689

UPI/Tax Parcel Number:

G5/6/1K/0520

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

TITLE TO SAID PREMISES is vested in Brice A. Lemon by deed from 3 Aide Properties, LLC, said deed recorded on August 20, 2019, in the Northampton County Recorder of Deeds Office in Book 2019-1 at page 171832.

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

RICHARD H. JOHNSTON
 Sheriff Northampton County,
 Pennsylvania

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.

DAVID J. CERAUL, ESQUIRE
 Solicitor to the Sheriff

July 14, 21, 28

AUGUST 2022

MON	TUE	WED	THU	FRI
1 Criminal	2 Juvenile Criminal	3 Criminal Misc. Hrngs.	4 Arraignments Juvenile Dependency	5
8 Non-Jury	9 Juvenile Non-Jury	10 Non-Jury	11 Juvenile Dependency	12
15 ARD/ Summaries DRS	16 Juvenile DRS	17 Misc. Hrngs.	18 Arraignments Juvenile Dependency	19
22 Juvenile	23 Argument	24 Misc. Hrngs. O.C. Audit	25 Juvenile Dependency	26
29 Criminal	30 Criminal Juvenile	31 Criminal Misc. Hrngs.		