

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**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, Lehighton, 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, Northampton 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., Northampton 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, Northampton 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

SECOND 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, North-
ampton 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

THIRD PUBLICATION**CALCAGNETTI, SANTO J.,** dec'd.

Late of Bethlehem Township, Northampton County, PA

Executor: Daniel J. Calcagnetti c/o Jeffrey F. Hussar, Esquire, 946 Third Street, Whitehall, PA 18052

Attorney: Jeffrey F. Hussar, Esquire, 946 Third Street, Whitehall, PA 18052

HERMAN, JOAN E., dec'd.

Late of 1190 Keller Road, Wind Gap, Northampton County, PA

Administratrix: Patricia Saszi c/o The Roth Law Firm, 123 North Fifth Street, Allentown, PA 18102
Attorneys: The Roth Law Firm, 123 North Fifth Street, Allentown, PA 18102

MISEGAES, HENRY D., dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executrix: Carmella M. Mattes 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

NUNEZ-OLIVEIRA, CARMEN,
dec'd.

Late of Forks Township, Northampton County, PA

Executor: Noemio Martins Oliveira c/o Stanley J. Margle, III, Esquire, Margle Law Offices, P.C., 3839 Easton Ave., Bethlehem, PA 18020

Attorneys: Stanley J. Margle, III, Esquire, Margle Law Offices, P.C., 3839 Easton Ave., Bethlehem, PA 18020

READ, RICKY LEE, dec'd.

Late of Plainfield Township, Northampton County, PA

Executor: Ralph J. Read, Jr. c/o Joel M. Scheer, Esquire, Fishbone and Scheer, 940 W. Lafayette Street, Easton, PA 18042

Attorneys: Joel M. Scheer, Esquire, Fishbone and Scheer, 940 W. Lafayette Street, Easton, PA 18042

ROTH, GLORIA A., dec'd.

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

Executrix: Candace Ruth Nguyen 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

ROYER, TOMMIE LYNN, dec'd.

Late of the City of Bethlehem, Northampton County, PA
Administratrix: Carol Ann Royer 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

VANDEVER, CAROLE B., dec'd.

Late of the City of Bethlehem, Northampton County, PA
Executor: Jamie C. Rose c/o Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045-5227
Attorneys: Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045-5227

LIMITED LIABILITY COMPANY NOTICE

NOTICE IS HEREBY GIVEN that a Certificate of Organization for a limited liability company has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on or about July 5, 2022, for the purpose of creating a limited liability company under the Pennsylvania Uniform Limited Liability Company Act of 2016, as amended.

The name of the limited liability company is:

VANLUVANEES HOT RODS & CUSTOMS, LLC

Thomas S. Nanovic, Esquire
57 Broadway
P.O. Box 359
Jim Thorpe, PA 18229

July 21

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on July 14, 2022, the Petition of Nicolas Alessandro Capobianco was filed in Northampton County Court of Common Pleas at No. C48-CV-2022-4514, seeking to change the name of Petitioner from Nicolas Alessandro Capobianco to Veronica Daniela Capobianco. The Court has fixed Friday, September 16, 2022 at 10:00 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 21

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on June 17, 2022, the Petition of Thomas Francis Lester was filed in Northampton County Court of Common Pleas at No. C-48-CV-2022-003799, seeking to change the name of Petitioner from Thomas Francis Lester to Thomas Michael Ferrante. The Court has fixed Thursday, August 18, 2022 at 9:00 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 21

COURT OF COMMON PLEAS OF NORTHAMPTON COUNTY, PENNSYLVANIA ORPHANS' COURT

PETITION FOR ADOPTION OF MICHAEL ROBERT PFINGSTL,

Adult

NO. 2022-0072

NOTICE OF HEARING

NOTICE IS HEREBY GIVEN that on July 14, 2022, a Petition was filed in the Court of Common Pleas of Northampton County, Commonwealth of Pennsylvania, Orphans' Court Division, praying for a Decree to change the name of Michael Robert Pflugstl to Michael Robert Strobel.

The Court has fixed August 2, 2022, at 9:00 a.m., in Courtroom No. 4, Northampton County Courthouse, 669 Washington Street, Easton, Northampton County, Pennsylvania, as the place and time for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted.

DOROTA GASNIENICA-KOZAK,
ESQUIRE

KING, SPRY, HERMAN,
FREUND & FAUL, LLC
Attorneys for Petitioners

One West Broad St.
Suite 700
Bethlehem, PA 18018
(610) 332-0390
dkozak@kingspry.com

July 21

**IN THE NORTHAMPTON COUNTY
COURT OF COMMON PLEAS
ORPHANS' COURT DIVISION
AUDIT LIST**

NOTICE IS HEREBY GIVEN that the following accounts in decedents' estates, have been filed in the Office of the Orphans' Court of Northampton County, and that the same will be called for Confirmation on Wednesday, July 27, 2022 at 9:00 A.M., CR #9, at which time the Courts will hear exceptions, and make distribution of the balances ascertained to be in the hands of accountants.

GRACE GOTIMER; Pamela Gotimer, Executrix

EDWIN KRIPPL; Deborah J. DeNardo, Administratrix

ELAINE MEAD; Linda E. Olevich, Executrix

ROBERT GEHRIS, JR.; Cindy M. Warren, Administratrix

ALEXANDRA H. FULLER TRUST;
C. Lloyd and Z. Fuller, Trustees

C.T. FULLER REVOCABLE TRUST; C. Lloyd and Z. Fuller, Trustees

Gina X. Gibbs
Register of Wills &
Clerk of Orphans' Court
July 14, 21

**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 ERECTED 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 NORTHERN BANK &
TRUST CO.

vs.

SUNNI M. RUSYN

Property Address:

107 MAIN STREET, NORTHAMP-
TON, 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, North-
ampton County, Pennsylvania, being
Lot #45A as shown on the Final Plan
of "Hidden Oaks 11 Major Subdivi-
sion, 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 Contrac-
tors, 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 improve-
ments thereon erected, on the
southerly side of Township Road
T-511 in Lehigh Township, Northamp-
ton 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 designated 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-2021-07489BANK 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-2021-09134WELLS 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 message, 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.

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

July 14, 21, 28