

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**ASTL, EDDIE**, dec'd.

Late of Northampton County, Northampton County, PA
 Executrix: Denise M. Holota c/o Keith W. Strohl, Esquire, Steckel and Stopp LLC, 125 S. Walnut Street, Suite 210, Slatington, PA 18080

Attorneys: Keith W. Strohl, Esquire, Steckel and Stopp LLC, 125 S. Walnut Street, Suite 210, Slatington, PA 18080

BUZZARD, JENINNE L., dec'd.

Late of Northampton County, PA
 Administratrix: Anita M. Buzzard, 624 Kunkletown Road, Kunkletown, PA 18058

CANTY, SUSAN EMMA, dec'd.

Late of Easton, Northampton County, PA
 Administratrix: Gertrude Chester c/o Fiffik Law Group, P.C., Foster Plaza 7, 661 Andersen Drive, Suite 315, Pittsburgh, PA 15220
 Attorneys: Fiffik Law Group, P.C., Foster Plaza 7, 661 Andersen Drive, Suite 315, Pittsburgh, PA 15220

DeLONG, EUGENE C., dec'd.

Late of Bath, Northampton County, PA

Executrix: Jamie DeLong c/o Thomas J. Turcztn, Esquire, 1711 W. Hamilton Street, Allentown, PA 18104

Attorney: Thomas J. Turcztn, Esquire, 1711 W. Hamilton Street, Allentown, PA 18104

ECK, CAROL ANN, dec'd.

Late of Pen Argyl Borough, Northampton County, PA

Executrix: Adele Lahr, 50 Tar Run Road, Lehigh, PA 18325
 Attorney: Joseph P. McDonald, Jr., Esquire, 1651 West Main Street, Stroudsburg, PA 18360

EMERY, JANET E., dec'd.

Late of the Borough of Nazareth, Northampton County, PA

Executor: Jeffrey Alan Fogel 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

ENGLISH, MIRIAM B., dec'd.

Late of the Township of Williams, Northampton County, PA

Co-Executors: Susan D. Gibbons and Steven E. Laubach c/o Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045-5227

Attorneys: Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045-5227

GOCKELER, MARYLYN A., dec'd.

Late of Bethlehem Township, Northampton County, PA

Executrix: Sandra Lynn Kingsland 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

**HEIM, CONNIE L. a/k/a
CONSTANCE L. HEIM**, dec'd.

Late of Hellertown Borough,
Northampton County, PA

Executrix: Patti Elizabeth Bower
c/o Timothy J. Duckworth,
Esquire, Mosebach, Funt,
Dayton & Duckworth, P.C., 2045
Westgate Drive, Suite 404,
Bethlehem, PA 18017

Attorneys: Timothy J.
Duckworth, Esquire, Mosebach,
Funt, Dayton & Duckworth,
P.C., 2045 Westgate Drive, Suite
404, Bethlehem, PA 18017

HOANZL, FAYE R., dec'd.

Late of Walnutport, Northampton
County, PA

Executrix: Lori Holota c/o Robert
B. Roth, Esquire, The Roth Law
Firm, P.O. Box 4355, Allentown,
PA 18105

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

INGRAHAM, JEAN M., dec'd.

Late of the Township of Plainfield,
Northampton County, PA

Executor: Robert Glen Ingraham
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

JOHNSON-HALL, BARBARA A.,
dec'd.

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

Administrator: Thaddeus
Rashiem Hall c/o Robert V.
Littner, Esquire, Littner & Littner
Law Offices, PLLC, 512 North
New Street, Bethlehem, PA
18018

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

JOSEPH, ROLAND WAYNE, dec'd.

Late of the City of Easton,
Northampton County, PA

Executors: Mark E. Joseph and
David M. Joseph c/o Joel M.
Scheer, Esquire, Fishbone &
Scheer, 940 West Lafayette
Street, Easton, PA 18042

Attorneys: Joel M. Scheer,
Esquire, Fishbone & Scheer, 940
West Lafayette Street, Easton, PA
18042

LORAH, GREGORY A., dec'd.

Late of the City of Bethlehem,
Northampton County, PA

Executrix: Alyssa Jean Lorah c/o
Goudsouzian & Associates, 2940
William Penn Highway, Easton,
PA 18045-5227

Attorneys: Goudsouzian &
Associates, 2940 William Penn
Highway, Easton, PA 18045-
5227

MILLER, CATHERINE G., dec'd.

Late of Hellertown, Northampton
County, PA

Co-Executors: David S. Miller
and Donna M. Cole 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

MILLHEIM, STEVEN M., dec'd.

Late of the Township of Plainfield,
Northampton County, PA

Executrix: Kendahl B. DiFelice
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

O'NEILL, BETTY A., dec'd.

Late of the Borough of Nazareth,
Northampton County, PA

Executrix: Natalie S. Esposito
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

POLAKOVIC, MARTIN M., dec'd.

Late of the Township of Lehigh,
Northampton County, PA

Administratrix: Barbara A.
Polakovic, 4613 Beagle Drive,
Walnutport, PA 18088

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

**REISS, BARBARA M. a/k/a
BARBARA KEMMERER REISS
and BARBARA KEMMERER,**
dec'd.

Late of the Township of
Bethlehem, Northampton
County, PA

Executors: Lorraine A. Story
a/k/a Lorraine R. Story, 3630
Coleman Street, Bethlehem, PA
18020 and Josh R. Story, 3706
Spear Street, Bethlehem, PA
18020

Attorney: Victor E. Scomillio,
Esquire, 1216 Linden Street,
P.O. Box 1409, Bethlehem, PA
18016

REISS, STEWART E., dec'd.

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

Executor: William Wilson
Shimer, Jr. 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

SAPORITO, GRACE R., dec'd.

Late of Bethlehem, Northampton
County, PA

Executors: Christopher Saporito
and Frederick A. Saporito 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

SMITH, JOAN S., dec'd.

Late of the Township of Hanover,
Northampton County, PA

Executor: Robert C. Littner,
Esquire c/o Littner & Littner Law
Offices, PLLC, 512 North New
Street, Bethlehem, PA 18018

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

SMITH, LEROY, dec'd.

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

Administrator: Jere Simone
Hogans, 448 Ralph Avenue,
Somerset, NJ 19444

SPIEKER, REBECCA A., dec'd.

Late of North Catasauqua,
Northampton County, PA

Executor: David Charles Spieker,
1020 5th Street, Catasauqua, PA
18032

Attorneys: Neil D. Ettinger,
Esquire, Ettinger & Associates,
LLC, Peachtree Office Plaza,
1815 Schadt Avenue, Ste. #4,
Whitehall, PA 18052

STILES, SCOTT J., dec'd.

Late of the Borough of Pen Argyl,
Northampton County, PA
E x e c u t o r / P e r s o n a l
Representative: Derik J. Stiles,
235 Washington Blvd., Bangor,
PA 18013

SWOPE, CRAIG A., dec'd.

Late of the Township of Allen,
Northampton County, PA
Executrix: Gail A. Czonstka,
3571 Howertown Rd., North-
ampton, PA 18067
Attorneys: Daniel G. Spengler,
Esquire, Spengler Brown Law
Offices, 110 East Main Street,
Bath, PA 18014

VALLONE, CARMEN C., dec'd.

Late of the Borough of Hellertown,
Northampton County, PA
Executrix: Gail L. Baer 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

VITEZ, SUSAN L., dec'd.

Late of Bethlehem, Northampton
County, PA
Administrator: William David
Vitez 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

YEAKEL, MARGARET J., dec'd.

Late of the Borough of Nazareth,
Northampton County, PA
Co-Executors: Mark Elwood
Yeakel and Catherine A. Yeakel
Mingora 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

SECOND PUBLICATION**BRETER, HELEN J.**, dec'd.

Late of 4011 Green Pond Road,
Apt. 135, Bethlehem, Northamp-
ton County, PA
Personal Representative: Brian
Lee Breter c/o Catherine E.
Sears, Esquire, Gross McGinley,
LLP, 33 South 7th Street, P.O.
Box 4060, Allentown, PA
18105-4060
Attorneys: Catherine E. Sears,
Esquire, Gross McGinley, LLP,
33 South 7th Street, P.O. Box
4060, Allentown, PA 18105-
4060

BROWN, JEAN R., dec'd.

Late of the Borough of Nazareth,
Northampton County, PA
The Jean R. Brown Revocable
Deed of Trust
Trustee: Truist Bank f/k/a
National Penn Investors Trust
Company c/o Tara A. Eckels,
Esquire, Fox, Oldt & Brown, 940
W. Lafayette Street, Suite 100,
Easton, PA 18042
Attorneys: Tara A. Eckels,
Esquire, Fox, Oldt & Brown, 940
W. Lafayette Street, Suite 100,
Easton, PA 18042

CHROMIAK, SALLY KLINE, dec'd.

Late of Catasauqua, Northamp-
ton County, PA
Co-Executors: Gail Carpency,
Lynn Surkit, Janice Frantz and
Karen Hendricks c/o Noonan
Law Office, 526 Walnut St.,
Allentown, PA 18101
Attorneys: Noonan Law Office,
526 Walnut St., Allentown, PA
18101

FEDIO, JOAN M., dec'd.

Late of Bethlehem, Northampton
County, PA
Executor: David Krem c/o
Santanasto Law, 210 E. Broad
St., Bethlehem, PA 18018

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

GEARHART, BETTY A., dec'd.

Late of the Borough of Wind Gap, Northampton County, PA
 Executrix: Patricia A. Weber, 326 East Center Street, Wind Gap, PA 18091

Attorneys: Ronald J. Karasek, Esquire, Karasek Law Offices, LLC, 641 Market Street, Bangor, PA 18013

GOLD, BRUCE J., dec'd.

Late of the Township of Hanover, Northampton County, PA
 Executor: Scott Bruce Gold c/o James C. Omdahl, Esquire, 54 South Commerce Way, Suite 172, Bethlehem, PA 18017
 Attorney: James C. Omdahl, Esquire, 54 South Commerce Way, Suite 172, Bethlehem, PA 18017

LEHR, RONALD M., dec'd.

Late of the Township of Lower Nazareth, Northampton County, PA
 Executrix: Susan Weller Lehr 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

McFADDEN, MILDRED D. a/k/a MILDRED McFADDEN PITONI, dec'd.

Late of the City of Easton, Northampton County, PA
 Executor: Michael Paul McFadden c/o Theresa Hogan, Esquire, 340 Spring Garden Street, Easton, PA 18042
 Attorney: Theresa Hogan, Esquire, 340 Spring Garden Street, Easton, PA 18042

RAKE, MARION L., dec'd.

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

Executor: Jeffrey L. Rake 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

STEMPO, ALFRED M., dec'd.

Late of the City of Easton, Northampton County, PA

Executor: Philip Klein Deily, Esquire, Morella & Associates, P.C., 706 Rochester Rd., Pittsburgh, PA 15237

TAFT, BEVERLY ANN, dec'd.

Late of Northampton, Northampton County, PA

Administrator: Franklin J. Taft 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

WILSON, DANIEL J. LINABERRY, dec'd.

Late of the City of Easton, Northampton County, PA

Administratrix: Betty Jane Bolcer c/o Henry R. Newton, Jr., Esquire, 127 N. 4th Street, Easton, PA 18042

Attorney: Henry R. Newton, Jr., Esquire, 127 N. 4th Street, Easton, PA 18042

THIRD PUBLICATION

BENJAMIN, FRED J., dec'd.

Late of the Township of Bushkill, Northampton County, PA

Executrix: Julie Ann Benjamin 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

BUSS, AMANDA KATHERINE

a/k/a AMANDA BUSS, dec'd.
Late of the Borough of Hellertown,
Northampton County, PA
Executrix: Heather Ann Altieri
c/o David W. Crosson, Esquire,
Crosson & Richetti LLC, 609 W.
Hamilton St., Suite 301,
Allentown, PA 18101
Attorneys: David W. Crosson,
Esquire, Crosson & Richetti LLC,
609 W. Hamilton St., Suite 301,
Allentown, PA 18101

GILLES, HERBERT L., dec'd.

Late of Easton, Northampton
County, PA
Personal Representative: Sharon
Marcie Gilles c/o Anne K.
Manley, Esquire, 33 S. 7th Street,
P.O. Box 4060, Allentown, PA
18105-4060
Attorney: Anne K. Manley,
Esquire, 33 S. 7th Street, P.O.
Box 4060, Allentown, PA 18105-
4060

HALASZ, DIANE HELENA, dec'd.

Late of the Township of Palmer,
Northampton County, PA
Executor: John Matthew Shari
c/o Charles Bruno, Esquire,
Bruno Law, P.O. Box 468,
Easton, PA 18044-0468
Attorneys: Charles Bruno,
Esquire, Bruno Law, P.O. Box
468, Easton, PA 18044-0468

KERSHNER, WILLIAM STEVEN,
dec'd.

Late of the Borough of Hellertown,
Northampton County, PA
Executrix: Sherri R. Kershner
c/o Goudsouzian & Associates,
2940 William Penn Highway,
Easton, PA 18045
Attorneys: Goudsouzian &
Associates, 2940 William Penn
Highway, Easton, PA 18045

McBRIDE, GERALD D., dec'd.

Late of Bethlehem City, North-
ampton County, PA
Executor: Glenn Block c/o
Edward H. Butz, Esquire,
Lesavoy Butz, 1620 Pond Rd.,
#200, Allentown, PA 18104
Attorneys: Edward H. Butz,
Esquire, Lesavoy Butz, 1620
Pond Rd., #200, Allentown, PA
18104

McGARRY, TERESA C., dec'd.

Late of Walnutport, Northampton
County, PA
Executor: Benjamin Daniel
Baker 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

MILLER, HAROLD ALLEN, dec'd.

Late of Northampton, North-
ampton County, PA
Executor: Jeffrey Scott Miller 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

PEARL, NATHAN S., dec'd.

Late of the Borough of Walnut-
port, Northampton County, PA
Executor: David I. Pearl c/o
Goudsouzian & Associates, 2940
William Penn Highway, Easton,
PA 18045-5227
Attorneys: Goudsouzian &
Associates, 2940 William Penn
Highway, Easton, PA 18045-
5227

RECZEK, BETTY J., dec'd.

Late of the City of Bethlehem,
Northampton County, PA
Executrix: Theresa Hogan, 340
Spring Garden Street, Easton,
PA 18042

SCHAUBLE, REINHARDT WILLIAM, JR., dec'd.

Late of the City of Easton, Northampton County, PA
Executrix: Nancy Lynn Schauble
c/o Theresa Hogan, Esquire, 340 Spring Garden Street, Easton, PA 18042

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

SOBECK, ROGER ALLEN a/k/a ROGER A. SOBECK, dec'd.

Late of the City of Easton, Northampton County, PA
Administratrix: Alison K. Thompson c/o Lukasz K. Selwa, Esquire, Selwa Legal, LLC, 6081 Hamilton Blvd., Ste. 600, Allentown, PA 18106

Attorneys: Lukasz K. Selwa, Esquire, Selwa Legal, LLC, 6081 Hamilton Blvd., Ste. 600, Allentown, PA 18106

NOTICES OF DISSOLUTION

NOTICE IS HEREBY GIVEN that the shareholders and directors of **SLATE BELT EXECUTIVES, LLC**, a Pennsylvania Limited Liability Corporation d/b/a Realty Executives, Incorporated, with an address of 304 N. Robinson Avenue, Pen Argyl, Pennsylvania, 18072, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling affairs of the said corporation so that its corporate existence shall be ended by issuance of a certificate of dissolution by the Department of State of the Commonwealth of Pennsylvania under the provisions of the Pennsylvania Business Corporation Law, General Association Act of December 12, 1988, P.L 1444, No. 177, as amended.

DIFELICE LAW, LLC

240 South Main Street
Suite 1206
Nazareth, PA 18064

Mar. 27

To all creditors of SOUTH SIDE ONE, LLC.:

NOTICE IS HEREBY GIVEN that the Members of **SOUTH SIDE ONE, LLC**, a Pennsylvania limited liability company, with an address of 2005 City Line Road, Suite 106, Bethlehem, PA 18017, have approved a proposal that the corporation voluntarily dissolve, and that the Members are now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1977 of the Pennsylvania Business Corporation Law of 1988, as amended..

DENNISE. BENNER, ESQUIRE
BENNER & TROVATO

City Line Plaza
2005 City Line Road
Suite 106
Bethlehem, PA 18017
(610) 867-3900

Mar. 27

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

QUIET TITLE ACTION
90 HIGHLAND, LLC

Plaintiff

v.

ESTE CORPORATION;
EASTUPLAND ASSOCIATES, LP, successor in interest to Eastupland Company; CETRO CORPORATION, general partner of Eastupland Associates, LP; DIVINITY GROUP, LLC; DLP LEHIGH VALLEY BUILDING, LLC; BETHLEHEM OFFICE COMMONS, LLC; ADLER PLACE LIMITED PARTNERSHIP; UNIVERSAL ADLER, LLC; DOMINION STAR, LLC; 81 HIGHLAND PARTNERS, LP; INDIGO INVESTMENTS, LLC; SPECIALTY MINERALS, INC.; and RB PROPERTY ASSOCIATES, LLC

Defendants

NO.: C-48-CV-2024-10921

To: Adler Place Limited Partnership,
Universal Adler, LLC, and
Dominion Star, LLC
NOTICE

645 West Hamilton Street
Suite 800
Allentown, PA 18101
(610) 797-9000

Mar. 27

TAKE NOTICE THAT 90 Highland, LLC, has filed a Complaint requesting the entry of judgment against you to quiet title to the real property located at 90 Highland Avenue, Bethlehem, PA 18017.

If you wish to defend, you must take action within twenty (20) days from the date this Notice is published, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the pleading or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

LAWYER REFERRAL SERVICE
P.O. Box 4733
Easton, PA 18042
Telephone: (610) 258-6333

JOSHUA A. GILDEA, ESQUIRE
GRAIG M. SCHULTZ, ESQUIRE
FITZPATRICK LENTZ &
BUBBA, P.C.

Attorneys for Plaintiff
90 Highland, LLC

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

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on APRIL 11, 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-2022-01452
(#1 APR/2025)**

CARRINGTON MORTGAGE
SERVICES LLC

vs.

NATASHA SEINER, KNOWN HEIR
OF ROXANNE J. LANZILLOTTI,
DECEASED, KATARINA SEINER,
KNOWN HEIR OF ROXANNE J.
LANZILLOTTI, DECEASED,
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS,
FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER
ROXANNE J. LANZILLOTTI,
DECEASED, AMANDA SEINER,
KNOWN HEIR OF ROXANNE J.
LANZILLOTTI, DECEASED

Property Address:

3517 Windsor Court, Nazareth, PA
18064

UPI/Tax Parcel Number:

K6/5/43/0432

ALL THAT CERTAIN parcel of
land, with the hereditaments and
appurtenances, situate in Upper
Nazareth Township, Northampton

County, Pennsylvania, and being Lot 164 as established by Declaration of Redcliffe, a Planned Community, said Declaration dated September 27, 2005, and recorded in Book 2005-1 at page 373482.

TITLE TO SAID PREMISES is vested in Nicholas Lanzillotti and Roxanne Lanzillotti by deed from NVR, Inc., said deed recorded on May 29, 2012, in the Northampton County Recorder of Deeds office in Book 2012-1 at page 121263. The said Nicholas Lanzillotti departed this life on or about December 7, 2018, whereby title became vested solely in Roxanne Lanzillotti. And the said Roxanne Lanzillotti departed this life on or about March 2, 2023.

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

**No. C-48-CV-2022-06295
(#11 APR/2025)**

WELLS FARGO BANK, N.A.

vs.

ETHAN M. MEDGIE

Property Address:

1723 Snyder Street, Bethlehem, PA 18017

UPI/Tax Parcel Number:

N7SW1D/1/1A/0204

ALL THAT CERTAIN message, tenement and lot or piece of ground situate on the southerly side of the intersection of Chester and Snyder Streets in the Fifteenth Ward of Bethlehem City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Ethan M. Medgie, unmarried, by deed from Alexander J. Fartel and Nancy A. Zdravec, Executors of the Estate of Rose E. Fartel, deceased, said deed recorded on July 6, 2012, in the Northampton County Recorder of Deeds office in Book 2012-1 at page 154039.

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

**No. C-48-CV-2024-00276
(#9 APR/2025)**

U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE ET AL.

vs.

JON D. MARKLEY, INDIVIDUALLY AND AS ADMINISTRATOR OF THE ESTATE OF CAROL S. MARKLEY

Property Address:

1435 Washington Street, Easton, PA 18042

UPI/Tax Parcel Number:

L9SW2C/21/13/0310

ALL THAT CERTAIN lot or piece of ground, with the improvements thereon erected, situate on the north side of Washington Street in Easton City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Jon D. Markley and Carol Markley, husband and wife, by deed from Jon D. Markley and Carol Markley, husband and wife, said deed recorded on September 21, 2004, in the Northampton County Recorder of Deeds office in Book 2004-1 at page 366561. The said Carol Markley departed this life on October 24, 2021.

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

**No. C-48-CV-2024-01356
(#2 APR/2025)**

U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE ET AL.

vs.

SALVADOR J. SALAZAR

Property Address:

5722 Shady Lane, Bath, PA 18014

UPI/Tax Parcel Number:

K5/3/2E/0508

ALL THAT CERTAIN message, tract, piece or parcel of land situate in East Allen Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Salvador J. Salazar and Gloria R. Salazar, husband and wife, by deed from Bertram Cutillo, Jr., and Loretta A. Cutillo, husband and wife, said deed recorded on January 31, 1972, in the Northampton County Recorder of Deeds office in Book 419 at page 312. The said Gloria R. Salazar departed this life on April 18, 2012, whereby title became vested solely in Salvador J. Salazar by operation of law.

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

No. C-48-CV-2024-04692
(#12 APR/2025)

LAKEVIEW LOAN SERVICING LLC

vs.

BRYAN E. GLAUDEL,
LEIGH ERIN GLAUDEL

Property Address:

345 West Main Street, Bath, PA
18014

UPI/Tax Parcel Number:

K6NW4B/4/6/0503

ALL THAT CERTAIN tract, lot or piece of land situate in Bath Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Bryan E. Glauzel and Leigh Erin Glauzel by deed from Jeffrey V. Beil, Jr., and Semran Beil, said deed recorded on June 16, 2015, in the Northampton County Recorder of Deeds office in Book 2015-1 at page 108753.

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

No. C-48-CV-2024-05484
(#10 APR/2025)

PENNSYLVANIA HOUSING
FINANCE AGENCY

vs.

DANIELLE BROWN,
SECRETARY OF HOUSING AND
URBAN DEVELOPMENT

Property Address:

212 Messinger Street, Bangor, PA
18013

UPI/Tax Parcel Number:

E9NE3B/7/2/0102

ALL THT CERTAIN lot or piece of land and premises situate in Bangor Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Danielle Brown by deed from John I. White and Joan R. White, said deed recorded on January 31, 2018, in the Northampton County Recorder of Deeds office in Book 2018-1 at page 020132.

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

No. C-48-CV-2024-06264
(#8 APR/2025)

MATRIX FINANCIAL SERVICES
CORPORATION

vs.

JAMES MCGINLEY

Property Address:

916 Dewey Avenue, Northampton,
PA 18067

UPI/Tax Parcel Number:

M4NW2C/5/8A/0522

ALL THAT CERTAIN lot or piece of ground, together with the southern half of a double frame dwelling erected thereon, situate on the west side of Dewey Avenue, formerly Fourth Street, in the Third Ward of Northampton Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in James McGinley by deed from Federal National Mortgage Association, said deed recorded on December 11, 2013, in the Northampton County Recorder of Deeds office in Book 2013-1 at page 316860.

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

**No. C-48-CV-2024-07667
(#13 APR/2025)**

WEICHERT FINANCIAL SERVICES
vs.

PATRICIA A. PALMIERI

Property Address:

2482 Lincoln Avenue, Wilson, PA
18042

UPI/Tax Parcel Number:

M9NW1C/8/7/0837

ALL THAT CERTAIN lot or parcel of land situated in Wilson Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in John S. Palmieri and Patricia A. Palmieri, husband and wife who acquired titled as tenants by the entirety, by deed from Gary L. Gibbons and Susan D. Gibbons, husband and wife, said deed recorded on May 4, 2010, in the Northampton County Recorder of Deeds office in Book 2010-1 at page 082246. The said John S. Palmieri died on November 11, 2023, and, pursuant to the survivorship language in the above-mentioned deed, all his interest passed to Patricia A. Palmieri.

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

No. C-48-CV-2024-08395

(#14 APR/2025)

MIDFIRST BANK

vs.

NICOLE WILDONER a/k/a
NICOLE MARIE JEDREJCZYK

Property Address:

462 East 10th Street, Northampton, PA 18067

UPI/Tax Parcel Number:

M4NE1D/1/4/0522

ALL THAT CERTAIN piece or parcel of land, with the improvements thereon, situate on the south side of East Tenth Street in Northampton Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Nicole Wildoner by deed from Bruce L. Keefer and Patricia A. Keefer, said deed recorded on October 19, 2007, in the Northampton County Recorder of Deeds office in Book 2007-1 at page 385361.

THEREON BEING ERECTED a two-story half-double residential dwelling 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

Mar. 20, 27; Apr. 3

**NOTICE OF APPLICATION FOR
PRIVATE DETECTIVE LICENSE**

NOTICE IS HEREBY GIVEN that the Petition of Michael Jonathon Meggiolaro and Dark Shadows Private Investigation LLC, was filed in the Northampton County Criminal Division at Docket No. MD-621-2024, seeking the approval of a Private Detective License pursuant to the Private Detective Act of 1953, 22 Pa.

C.S.A. The Court has fixed April 2, 2025 at 9:00 a.m. in Courtroom #1 at the Northampton County Courthouse, 669 Washington Street, Easton, PA 18042 as the date for hearing the Petition. All persons interested in the petition may appear and show cause, if any they have, why the prayer of the Petition should not be granted.

Mar. 13, 27