

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**BRANDS, SHIRLEY M.,** dec'd.

Late of the Township of Upper Mount Bethel, Northampton County, PA

Executor: Christopher Lee Brands, 710 Laurel Hill Road, Bangor, PA 18013

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

DUCHARME, ANDREW B., dec'd.

Late of Bangor Borough, Northampton County, PA

Executrix: Gloria Ann Ducharme c/o Kristen L. Behrens, Esquire, Dilworth Paxson, LLP, 1500 Market St., #3500E, Philadelphia, PA 19102

Attorneys: Kristen L. Behrens, Esquire, Dilworth Paxson, LLP, 1500 Market St., #3500E, Philadelphia, PA 19102

EGGE, DOLORES M., dec'd.

Late of the City of Easton, Northampton County, PA

Executrix: Karen L. Heydt 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

GROFF, RAY J., SR., dec'd.

Late of the Township of Moore, Northampton County, PA

Executor: Ray James Groff 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

GRUBER, BARRY ROBERT, dec'd.

Late of the City of Easton, Northampton County, PA

Administrator: Geovany Elias c/o Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045-5227

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

KOKINDA, DAVID THOMAS, dec'd.

Late of 3500 Fairview Street, Bethlehem, PA 18017

Executor: Michael Allan Meza c/o Ron R. Miller, Esquire, Ashby Law Offices, LLC, 314 West Broad Street, Suite 118, Quakertown, PA 18951

Attorneys: Ron R. Miller, Esquire,
Ashby Law Offices, LLC, 314
West Broad Street, Suite 118,
Quakertown, PA 18951

MANNHERZ, WALTER F., dec'd.

Late of the City of Bethlehem,
Northampton County, PA
Executrix: Catherine Mannherz
Hunt 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

MARTINO, ANGELO, dec'd.

Late of the Borough of Nazareth,
Northampton County, PA
Executrix: Eleonora Martino c/o
David M. Backenstoe, Esquire,
148 Main Street, Hellertown, PA
18055
Attorney: David M. Backenstoe,
148 Main Street, Hellertown, PA
18055

ORTIZ, JESUS JAVIER CRUZ, dec'd.

Late of the Township of Palmer,
Northampton County, PA
Executrix: Carmen Gonzalez c/o
Nancy G. Aaroe, Esquire, Aaroe
Law Office, P.C., 2568 Nazareth
Road, Easton, PA 18045
Attorney: Nancy G. Aaroe,
Esquire, Aaroe Law Office, P.C.,
2568 Nazareth Road, Easton, PA
18045

STIER, DOLORES A., dec'd.

Late of the Borough of Nazareth,
Northampton County, PA
Executor: Richard William Stier
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

VUCHKO, STEVEN J., dec'd.

Late of the Township of
Bethlehem, Northampton
County, PA
Executrix: Paulette A. Vuchko
c/o Carla J. Thomas, Esquire,
716 Washington St., Easton, PA
18042
Attorney: Carla J. Thomas,
Esquire, 716 Washington St.,
Easton, PA 18042

SECOND PUBLICATION**BACH, MARY CHARLOTTE a/k/a
MARY C. BACH,** dec'd.

Late of the Borough of Bangor,
Northampton County, PA
Co-Executrices: Mary Beth
Sicina, 56 Meadow Road, Florida,
NY 10921 and Betsy Ann
Germain, 19 Millis Lane, Bangall,
NY 12506
Attorneys: F. Andrew Wolf,
Esquire, Cramer, Swetz,
McManus, Jordan & Saylor,
P.C., 711 Sarah Street,
Stroudsburg, NY 18360

BURKE, ELEANOR C., dec'd.

Late of Easton, Northampton
County, PA
Executor: Joseph T. Anastasi c/o
Noonan Law Office, 526 Walnut
St., Allentown, PA 18101
Attorneys: Noonan Law Office,
526 Walnut St., Allentown, PA
18101

CHARNLEY, CRISTEN, dec'd.

Late of Easton, Northampton
County, PA
Administrator: James Charnley
c/o Santanasto Law, 210 E.
Broad St., Bethlehem, PA 18018

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

CUTSLER, WALTER C., dec'd.

Late of Forks Township, Northampton County, PA

Executor: Walter M. Cutsler, 120 N. Burgee Drive, Little Egg Harbor, NJ 08087

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

DERP, JEFFREY ROBERT, dec'd.

Late of Mount Bethel, Northampton County, PA

Executor: Marlo T. Jones, 1205 Turkey Ridge Road, Mount Bethel, PA 18343

Attorneys: Megan A. Nanovic, Esquire, Nanovic Law Offices, 57 Broadway, P.O. Box 359, Jim Thorpe, PA 18229

FLAGLER, SHIRLEY M., dec'd.

Late of the City of Nazareth, Northampton County, PA

The Shirley M. Flager Revocable Trust Dated September 28, 2008, As Amended

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

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

HALKINS, GRACE G., dec'd.

Late of the Township of Hanover, Northampton County, PA

Executor: James Gary Halkins c/o Richard Eugene Santee,

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

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

KOCHER, CHARLES S., dec'd.

Late of the Township of Plainfield, Northampton County, PA

Executrices: Cynthia C. Norris and Cheryl I. Roegner a/k/a Cheryl I. Kulicki 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

KREIDLER, FEDERICA M. a/k/a FEDERICA D. KREIDLER, dec'd.

Late of the Township of Palmer, Northampton County, PA

Executor: Robert John Kreidler c/o Theresa Hogan, Esquire, 340 Spring Garden Street, Easton, PA 18042

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

LEWIS, BARBARA R., dec'd.

Late of Northampton, Northampton County, PA

Personal Representative: Cheryl L. Butz c/o R. Nicholas Nanovic, Esquire, Gross McGinley, LLP, 33 S. 7th St., P.O. Box 4060, Allentown, PA 18105-4060

Attorneys: R. Nicholas Nanovic, Esquire, Gross McGinley, LLP, 33 S. 7th St., P.O. Box 4060, Allentown, PA 18105-4060

MILLER, DEBORAH L., dec'd.

Late of the Township of Lower Mount Bethel, Northampton County, PA

Administrator: Steve N. Goudsouzian c/o Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045

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

PETRIE, CAROLINE M., dec'd.

Late of Hanover Township, Northampton County, PA

Executor: Michael J. Petrie 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

PUDLINER, CATHERINE J., dec'd.

Late of the Township of Hanover, Northampton County, PA

Executrix: Karen Ann Carr, 52 Street Road, Newtown Square, PA 19073

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

RYDER, PATRICIA A., dec'd.

Late of Bethlehem Township, Northampton County, PA

Co-Executors: James M. Ryder and Thomas K. Ryder 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

SCHAFFER, GLADYS F., dec'd.

Late of the Township of Allen, Northampton County, PA

Executor: Ryan Robert Mackewen 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

SULLIVAN, THOMAS J., dec'd.

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

Administratrix: Barbara Ann Lind 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

WOODYATT, LOUIS RICHARD, dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executrix: Dorothy K. Woodyatt, 564 Riverswood Way, Bethlehem, PA 18018

Attorneys: Victor E. Scomillio, Esquire, Holzinger, Harak & Scomillio, 1216 Linden Street, P.O. Box 1409, Bethlehem, PA 18016

THIRD PUBLICATION**CILIBERTI, FILOMENA a/k/a MAMIE J. CILIBERTI and PHILOMENA J. CILIBERTI,** dec'd.

Late of Roseto, Northampton County, PA

Personal Representative: Patricia A. Yetter

Attorneys: Matthew T. Tranter, Esquire, King Spry Herman

Freund & Faul LLC, One West Broad Street, Suite 700, Bethlehem, PA 18018

FIGUEROA, RUBEN, JR., dec'd.

Late of the Township of Palmer, Northampton County, PA
Executrix: Magali Figueroa 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

FORNEY, DEANNA S., dec'd.

Late of Palmer Township, Northampton County, PA

Executrix: Pamela J. Pearson c/o Michael D. Recchiuti, Esquire, 60 West Broad Street, Suite 303, Bethlehem, PA 18018
Attorney: Michael D. Recchiuti, Esquire, 60 West Broad Street, Suite 303, Bethlehem, PA 18018

HARDY, ARLINGTON, dec'd.

Late of Danielsville, Northampton County, PA

Administratrix: Christine Ann Fulop, 4558 Main Street, Slatington, PA 18080

Attorneys: Angela M. Stehle, Esquire, Shabbick & Stehle, P.C., 533 Delaware Avenue, Palmerton, PA 18071

JORDAN, NANCY J. a/k/a NANCY JORDAN, dec'd.

Late of the Borough of Nazareth, Northampton County, PA

Executor: Brian C. Jordan, 311 Angela Court, Nazareth, PA 18064

Attorneys: F. Andrew Wolf, Esquire, Cramer, Swetz, McManus, Jordan & Saylor, P.C., 711 Sarah Street, Stroudsburg, PA 19360

KULLY, ERNEST E., SR., dec'd.

Late of the Borough of Pen Argyl, Northampton County, PA

Executor: Kevin Kully, 421 Trimble Road, Joppa, MD, 21085
Attorneys: Brian D. Gourley, Landis, Hunsberger, Gingrich & Weik Law Firm, 114 E. Broad St., P.O. Box 64769, Souderton, PA 18964

LAZZARA, NANCY J., dec'd.

Late of the City of Easton, Northampton County, PA

Co-Executrices: Samuella L. Donnelly and Katherine S. Lazzara 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

MITMAN, VIRGINIA S., dec'd.

Late of Easton, Northampton County, PA

Executors: Keith Mitman and Wayne Mitman c/o Santanasto Law, 210 E. Broad St., Bethlehem, PA 18018

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

NEWTON, STEVE H., dec'd.

Late of Easton, Northampton County, PA

Administrator: Gregory Scott Newton c/o Steven B. Molder, Esquire, 904 Lehigh St., Easton, PA 18042

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

RAMSDEN, WILLIAM E., dec'd.

Late of Nazareth, Northampton County, PA

Personal Representative: Karin E. Ramsden-Donahue c/o Kirby G. Upright, Esquire, King Spry Herman Freund & Faul LLC, One West Broad Street, Suite 700, Bethlehem, PA 18018

Attorneys: Kirby G. Upright, Esquire, King Spry Herman Freund & Faul LLC, One West Broad Street, Suite 700, Bethlehem, PA 18018

ROBINSON, CARL J., dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executrix: Tammie Jean Barr 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

SILFIES, JOHN T., SR., dec'd.

Late of 2799 Valley View Drive, Moore Township, Northampton County, PA

Personal Representative: John T. Silfies, Jr. c/o R. Nicholas Nanovic, Esquire, Gross McGinley, LLP, 33 South 7th Street, P.O. Box 4060, Allentown, PA 18105-4060

Attorneys: R. Nicholas Nanovic, Esquire, Gross McGinley, LLP, 33 South 7th Street, P.O. Box 4060, Allentown, PA 18105-4060

NOTICE OF INCORPORATION

ALLURA PRODUCTS, INC.

has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Nov. 28

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on November 20, 2024, the Petition of Jennifer Cassetty and Matthew Hoehl was filed in Northampton County Court of Common Pleas at No. C-48-CV-2024-08535, seeking to change the name of minor child from Rylea Mae Hale to Rylea Mae Hale Cassetty. The Court has fixed Friday, January 3, 2025 at 9:00 a.m. in Motions Courtroom at the Northampton County Courthouse as the date for hearing the Petition. All Persons interested in the proposed change of name may appear and show cause, if any they have, why the prayer of the Petitioner should not be granted.

Nov. 28

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on the 18th day of November, 2024, the Petition of Eduardo Rodriguez, was filed in Northampton County Court of Common Pleas at No. 2024-11345, seeking to change the name of Petitioner from Eduardo Rodriguez to Eduardo Rodriguez, Jr. The Court has fixed Wednesday, February 12, 2024 at 9:00 a.m., in courtroom TBA 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.

Nov. 28

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on November 5, 2024 the Petition of Reilly Evelyn Tucker was filed in Northampton County Court of Common Pleas at No. C-48-CV-2024-10073, seeking to change the name

of the Petitioner from Reilly Evelyn Tucker to Keagan Tucker. The court has been fixed Monday, January 6, 2025 at 9:00 A.M. in Courtroom 4 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 they have any, why the prayer of the petitioner should not be granted.

Nov. 28

**COURT OF COMMON PLEAS
NORTHAMPTON COUNTY
CIVIL DIVISION**

MCLP ASSET COMPANY, INC.

Plaintiff

vs.

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

JUDITH C.K. MANLEY,
DECEASED, AND ALLISON
LIGUORI, KNOWN HEIR OF
JUDITH C.K. MANLEY, DECEASED
Defendants

NO: C-48-CV-2020-02360

TO: Unknown Heirs, successors,
assigns and All Persons, Firms or
Associations Claiming Right, Title
or Interest from or under Judith
C.K. Manley, deceased, 722 Porter
Street, Easton, PA 18042

**NOTICE OF SHERIFF'S SALE OF
REAL PROPERTY**

Your house (real estate) at: 722
Porter Street, Easton, PA 18042,
L9NE2B-5-5-0310, is scheduled to be
sold at Sheriff's Sale at Northampton
County Courthouse, 669 Washington
Street, Easton, PA 18042 on February
7, 2025 at 10:00 A.M. to enforce the
court judgment of \$158,526.35
obtained by MCLP Asset Company,
Inc. against you.

**NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT
THIS SHERIFF'S SALE**

To prevent this Sheriff's Sale you
must take immediate action:

The sale will be cancelled if you
pay back to MCLP Asset Company,
Inc. the amount of the judgment plus
costs or the back payments, late
charges, costs, and reasonable
attorneys fees due. To find out how
much you must pay, you may call:
(610) 278-6800.

PLEASE NOTE a Schedule of
Distribution will be filed by the Sheriff
on a date specified by the Sheriff not
later than thirty (30) days after sale.
Distribution will be made in accor-
dance with the schedule unless
exceptions are filed thereto within 20
days after the filing of the schedule.

Nov. 28

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

The following real estate will be
sold by the Sheriff of Northamp-
ton County, Pennsylvania, on
DECEMBER 6, 2024, 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 North-
ampton 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-2022-03634

CITY OF BETHLEHEM

vs.

THAO K. DUONG

Property Address:

724 East 7th Street, Bethlehem,
PA 18015

UPI/Tax Parcel Number:

P6SE2D/20/3/0204

ALL THAT CERTAIN piece or parcel of land, with the tenement thereon erected, situate in Bethlehem City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Thao K. Duong by deed from Jennifer M. Duong, said deed recorded on July 28, 2017, in the Northampton County Recorder of Deeds office in Book 2017-1 at page 160860.

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

No. C-48-CV-2022-07039

MORTGAGE ASSETS
MANAGEMENT, LLC

vs.

RICHARD EDWARD WAGNER
a/k/a RICHARD WAGNER, HEIR
AND EXECUTOR OF THE ESTATE
OF JAMES M. SCHALL, JOHN
ESTOCK, HEIR OF JAMES M.
SCHALL, JANET BRINKER, HEIR
OF JAMES M. SCHALL, PATRICK
F. GOLDEN, HEIR OF JAMES M.
SCHALL, JOSEPH M. GOLDEN,
HEIR OF JAMES M. SCHALL,
DENNIS W. GOLDEN, HEIR OF
JAMES M. SCHALL, MARY T.
VINCENT, HEIR OF JAMES M.
SCHALL, ELIZABETH A. GOLDEN
a/k/a ELIZABETH A. LAYRE, HEIR
OF JAMES M. SCHALL, SUZANNE
M. GOLDEN, HEIR OF JAMES M.
SCHALL, JASON GOLDEN, HEIR
OF JAMES M. SCHALL, UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS
AND ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR
UNDER JAMES M. SCHALL

Property Address:

918 Dewey Avenue, Northampton,
PA 18067

UPI/Tax Parcel Number:

M4NW2C/5/7/0522

ALL THAT CERTAIN messuage or tenement and lot or piece of land situate on the west side of Dewey Avenue in the Third Ward of Northampton Borough, Northampton County, Pennsylvania, being the northern half of Lot No. 52 as designated on Plan of Lots laid out by Amandus Young, said plan recorded in Map Book 1 at page 52.

TITLE TO SAID PREMISES is vested in James M. Schall, single, by deed from James M. Schall, Executor of the Last Will and Testament of Mariam L. Schall, deceased, said deed recorded on November 4, 1985, in the Northampton County Recorder of Deeds office in Book 691 at page 176. The said James M. Schall died on or around May 28, 2021.

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

No. C-48-CV-2023-01045

DEUTSCHE BANK NATIONAL
TRUST COMPANY, AS TRUSTEE
ET AL.

vs.

ANDRES CARRASQUILLA, JR.,
KERRI L. KOSTIC a/k/a
KERRI L. CRUZ

Property Address:

214 Clearfield Street, Freemans-
burg, PA 18017

UPI/Tax Parcel Number:

P7NW2A/2/19/0212

ALL THAT CERTAIN messuage or tenement and tract of land situate in Freemansburg Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Andres Carrasquilla, Jr., and Kerri L. Kostic, as joint tenants with the right of survivorship and not as tenants in common, by deed from Henry R. Duell and Lois E. Duell, husband and wife, said deed recorded on March 24, 2000, in the Northampton County Recorder of Deeds office in Book 2000-1 at page 033396.

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

No. C-48-CV-2023-04962

U.S. BANK TRUST NATIONAL
ASSOCIATION ET AL.

vs.

KEVIN CASSAVAUGH, II a/k/a
KEVIN CASSAVAUGH

Property Address:

2023 Riverside Drive, Bethlehem,
PA 18015

UPI/Tax Parcel Number:

P7/4/7/0719

ALL THAT CERTAIN message or tenement and parcel of land situate along the westerly side of the Freemansburg Bridge-Easton Road in Lower Saucon Township, Northampton County, Pennsylvania, bounded and described according to a survey thereof made on September 25, 1947, by Leonard M. Fravillig Company, Engineers.

TITLE TO SAID PREMISES is vested in Kevin Cassavaugh by deed from Sidney W. Brown and Ann Marie Brown, said deed recorded on August 30, 2018, in the Northampton County Recorder of Deeds office in Book 2018-1 at page 186717.

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

No. C-48-CV-2023-06184
LAKEVIEW LOAN SERVICING, LLC
vs.

JONATHAN D. RINEHIMER

Property Address:

531 Brown Avenue, Bangor, PA
18013

UPI/Tax Parcel Number:

E9NE1B/3/7/0102

ALL THAT CERTAIN message, tenement and lot or piece of land situate in the Fourth Ward of Bangor Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Jonathan D. Rinehimer by deed from Anne M. Scofield, unmarried, said deed recorded on October 26, 2018, in the Northampton County Recorder of Deeds office in Book 2018-1 at page 230123.

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

No. C-48-CV-2023-09724

FIFTH THIRD BANK NA

vs.

KUNAL NADELLA

Property Address:

195 Messinger Street, Easton, PA
18045

UPI/Tax Parcel Number:

J8/24/1-22/0430

ALL THAT CERTAIN lot or tract of ground situated in Tatamy Borough, Northampton County, Pennsylvania, and being identified as Lot 22 on a plan entitled, in part, "Tatamy Farms 2—Phase 2 Final Plan", said plan prepared by Van Cleef Engineering Assoc., dated July 23, 2019, last revised February 13, 2020, and recorded in Deed Book 2020-5 at page 144.

TITLE TO SAID PREMISES is vested in Naga Spandana Muppaneni and Kunal Nadella, as tenants by the entirety, by deed from Ryan Edward Bieber and Carolyn Bieber, said deed recorded on March 18, 2022, in the Northampton County Recorder of Deeds office in Book 2022-1 at page 085578. The said Naga Spandana Muppaneni died on or around July 28, 2022, whereby title became vested solely in Kunal Nadella.

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

No. C-48-CV-2023-10289

BOROUGH OF HELLERTOWN

vs.

RACHEL L. DOWNEY

Property Address:

316 Northampton Street, Hellertown, PA 18055

UPI/Tax Parcel Number:

Q7SW3B/6/6/0715

ALL THAT CERTAIN lot, messuage and piece of land, hereditaments and appurtenances situate on the west side of Northampton Street in Hellertown Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Rachel L. Downey by deed from Groff Real Estate Investments and Ragab and Abdalla, Partners, said deed recorded on March 30, 2015, in the Northampton County Recorder of Deeds office in Book 2015-1 at page 049532.

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

No. C-48-CV-2023-10291

BOROUGH OF HELLERTOWN

vs.

JEFFREY S. HARRY,
SUSAN F. HARRY

Property Address:

1612 Main Street, Hellertown, PA 18055

UPI/Tax Parcel Number:

Q7NW2D/7/17/0715

ALL THAT CERTAIN lot or piece of ground lying and being in Hellertown Borough, Northampton County, Pennsylvania, and known on plan of lots of the Wagner Terrace Land Company as Lot No. 232.

TITLE TO SAID PREMISES is vested in Jeffrey S. Harry and Susan F. Harry, husband and wife, by deed from Quakertown National Bank, said deed recorded on July 7, 1994, in the Northampton County Recorder of Deeds office in Book 1994-6 at page 048392.

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

No. C-48-CV-2023-10293

BOROUGH OF HELLERTOWN

vs.

GEORGE F. BEDFORD, IV

Property Address:

23 West Saucon Street, Hellertown, PA 18055

UPI/Tax Parcel Number:

Q7SW3A/2/9A/0715

ALL THAT CERTAIN lot or parcel of land situate on West Saucon Street in Hellertown Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in George F. Bedford, IV, by deed from John R. Bubori, said deed recorded on January 23, 2006, in the Northampton County Recorder of Deeds office in Book 2006-1 at page 031748.

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

No. C-48-CV-2023-10294

BOROUGH OF HELLERTOWN

vs.

KRISTEN KORNBERGER

Property Address:

926 Juniper Road, Hellertown, PA 18055

UPI/Tax Parcel Number:

Q7SE1D/5/2/0715

ALL THAT CERTAIN message and lot or parcel of land situate on the south side of Juniper Road in Hellertown Borough, Northampton County,, Pennsylvania, being Lot 2 of Section A, Block 4, on a Plan of Rentzheimer Farm Development, Mountainview, property of Bethlehem Steel Company, said Plan dated September, 1940, and filed in Map Book 11 at page 40.

TITLE TO SAID PREMISES is vested in Kristen Kornberger by deed from Susannah W. Wolfe, single, said deed recorded on October 6, 2003, in the Northampton County Recorder of Deeds office in Book 2003-1 at page 415674.

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

No. C-48-CV-2023-10440

CROSSCOUNTRY MORTGAGE,

LLC

vs.

NATHALIE GONZALEZ,

KEVIN J. GONZALEZ COLON,

JUAN A. ROSARIO,

JOANNIE ROSARIO

Property Address:

5281 Hillside Road, Northampton, PA 18067

UPI/Tax Parcel Number:

K5/14/4L/0508

ALL THAT CERTAIN lot or tract of land situate in East Allen Township, Northampton County, Pennsylvania, being designated as Lot No. 6 as shown on the Subdivision of Estate of Ignatz Bugnitz, said plan recorded November 15, 1976, in Plan Book 41 at page 25.

TITLE TO SAID PREMISES is vested in Nathalie Gonzalez, Kevin J. Gonzalez Colon, Juan A. Rosario and Joannie Rosario, as joint tenants with right of survivorship, by deed from Deborah E. Trippe and Edgar W. Roeser, said deed recorded on August 4, 2020, in the Northampton County Recorder of Deeds office in Book 2020-1 at page 179686.

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

No. C-48-CV-2024-01139

BOROUGH OF HELLERTOWN

vs.

JAMES R. SPIER, JAMES L. SPIER

Property Address:

39 West Saucon Street, Hellertown, PA 18055

UPI/Tax Parcel Number:

Q7SW3A/2/13/0715

ALL THAT CERTAIN tract of land situate in Hellertown Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in James R. Spier and James L. Spier by deed from Michele L. King, married, said deed recorded on March 15, 2007, in the Northampton County Recorder of Deeds office in Book 2007-1 at page 095977.

THEREON BEING ERECTED a two-story residential row home with brick exterior 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.

CHRISTOPHER ZIEGER
Acting Sheriff
Northampton County,
Pennsylvania

DAVID M. CERAUL, ESQUIRE
Solicitor to the Sheriff

Nov. 14, 21, 28