

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**BEIER, JOSEPH M.,** dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Administrator: Scott Keller, 312 Hillview Drive, Nazareth, PA 18064

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

BERES, MARY E., dec'd.

Late of Walnutport, Northampton County, PA

Executor: Robert Kendall Beres c/o Daniel M. O'Donnell, Esquire, Maloney, Danyi & O'Donnell, 901 West Lehigh Street, Bethlehem, PA 18018

Attorneys: Daniel M. O'Donnell, Esquire, Maloney, Danyi & O'Donnell, 901 West Lehigh Street, Bethlehem, PA 18018

FOURNIER, DOROTHY ANN, dec'd.

Late of the Township of Palmer, Northampton County, PA

Executrix: Cathi Ann Lehman c/o Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045

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

FULOP, JOSEPH M., dec'd.

Late of Bethlehem, Northampton County, PA

Executrix: Carol Ann Haldaman 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

GILES, PHILIP M., JR., dec'd.

Late of Bethlehem Township, Northampton County, PA

Executrix: Doris J. Giles c/o Vaughn A. Terrinoni, Esquire, 3976 Township Line Road, Bethlehem, PA 18020

Attorney: Vaughn A. Terrinoni, Esquire, 3976 Township Line Road, Bethlehem, PA 18020

HOUCHIN, TIMOTHY JACK, dec'd.

Late of Bethlehem, Northampton County, PA

Administratrix: Tiffany L. Houchin c/o Carlo A. LaMonica, Esquire, LaMonica Law Firm LLC, 3218 Pittston Avenue, Scranton, PA 18505

Attorneys: Carlo A. LaMonica, Esquire, LaMonica Law Firm LLC, 3218 Pittston Avenue, Scranton, PA 18505

HUNSINGER, ELAINE B., dec'd.

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

Executrix: Donna K. Nagy 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

KOCHER, LESTER W., dec'd.

Late of Moore Township, Northampton County, PA

Executor: Jason W. Kocher, Sr.,
c/o Vaughn A. Terrinoni,
Esquire, 3976 Township Line
Road, Bethlehem, PA 18020

Attorney: Vaughn A. Terrinoni,
Esquire, 3976 Township Line
Road, Bethlehem, PA 18020

MacDONALD, LINDA M., dec'd.

Late of Wind Gap, Northampton
County, PA

Executor: Patrick W. MacDonald
c/o Michael A. Santanasto,
Esquire, Santanasto Law, 210 E.
Broad St., Bethlehem, PA 18018
Attorneys: Michael A.
Santanasto, Esquire,
Santanasto Law, 210 E. Broad
St., Bethlehem, PA 18018

MARKS, JOAN P., dec'd.

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

Executrix: Michele C. Pearson
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

MESSINGER, CLYDE C., dec'd.

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

Executor: Dwight D. Jones c/o
Alan B. McFall, Esquire, McFall
Law, LLC, 31 West First Street,
Suite J, Wind Gap, PA 18091

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

MESSINGER, VERNON L., dec'd.

Late of the Township of Plainfield,
Northampton County, PA

Messinger Family Trust

Settlor: Vernon L. Messinger

Trustee: Tim E. Messinger 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

MULDOWNEY, KAREN SUE, dec'd.

Late of Lehigh Township,
Danielsville, Northampton
County, PA

Executor: Francis Muldowney
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

PARISE, CHIARINA, dec'd.

Late of Hellertown, Northampton
County, PA

Louis & Chiarina Parise
Irrevocable Trust under
agreement date July 27, 2016

Trustee: Karen L. Parise, 5330
Shimerville Road, Emmaus, PA
18049

Attorneys: Jay C. Glickman,
Esquire, Rubin, Glickman,
Steinberg and Gifford, P.O. Box
1277, Lansdale, PA 19446

SCHAEFFER, SANDRA J., dec'd.

Late of the Township of Lehigh,
Northampton County, PA

Executrices: Lori A. Keller, 151
Main Street, Northampton, PA
18067; and Rondra Marie Grim,
310 St. Andrews Dr., Niceville,
FL 32578-3555

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

SCHLERT, ALFRED A., SR., dec'd.

Late of the Township of Palmer, Northampton County, PA
Executor: Alfred A. Schlert, Jr. c/o Joseph F. Leeson, III, Esquire, 70 East Broad Street, P.O. Box 1426, Bethlehem, PA 18016-1426

Attorney: Joseph F. Leeson, III, Esquire, 70 East Broad Street, P.O. Box 1426, Bethlehem, PA 18016-1426

SECOND PUBLICATION

BENNETT, ALYCE M., dec'd.

Late of Bethlehem Township, Northampton County, PA
Executor: Keith Alan Bennett c/o Michael D. Recchiuti, Esquire, 60 West Broad Street, Suite 303, Bethlehem, PA 18018

Attorney: Michael D. Recchiuti, Esquire, 60 W. Broad Street, Ste. 303, Bethlehem, PA 18018

CRESSMAN, R. ALLEN, dec'd.

Late of Northampton County, PA
Administratrix: Jennifer Bertrand c/o Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045
Attorneys: Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045

DORNEY, CARRIE R., dec'd.

Late of the City of Bethlehem, Northampton County, PA
Executor: Phillip Russell Stark, Jr. 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

LAMBERT, BEVERLY L., dec'd.

Late of Forks Township, Northampton County, PA

Executrix: Cheryl Ann Fleming c/o Thomas L. Walters, Esquire, Lewis and Walters, 46 S. 4th Street, Easton, PA 18042

Attorneys: Thomas L. Walters, Esquire, Lewis and Walters, 46 South Fourth Street, Easton, PA 18042

NINNO, MICHAEL, dec'd.

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

Executrix: Maria A. Ninno c/o Nicholas R. Sabatine, III, Esquire, 16 S. Broadway, Suite 1, Wind Gap, PA 18091

Attorney: Nicholas R. Sabatine, III, Esquire, 16 S. Broadway, Suite 1, Wind Gap, PA 18091

THIRD PUBLICATION

BISKO, MELBA M., dec'd.

Late of Walnutport Borough, Northampton County, PA

Executor: David C. Bisko 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

CREITZ, EDWARD C., dec'd.

Late of Palmer Township, Northampton County, PA

Executrix: Regina K. Creitz c/o Lori Gardiner Kreglow, Esquire, 18 East Market Street, Bethlehem, PA 18016-1961

Attorney: Lori Gardiner Kreglow, Esquire, 18 East Market Street, Bethlehem, PA 18016-1961

DOTTER, CATHERINE ANITA,
dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Executrices: Tina Jo Gassler and Diann Lou Bittenbender

Attorney: Nicholas R. Sabatine, III, Esquire, 16 S. Broadway, Suite 1, Wind Gap, PA 18091

DUNNIGAN, ROBERT A., dec'd.

Late of Hanover Twp., Northampton County, PA

Executor: Michael A. Dunnigan c/o Joseph J. Piperato, III, Esquire, Eastburn & Gray, PC, 412 W. Broad St., Bethlehem, PA 18018

Attorneys: Joseph J. Piperato, III, Esquire, Eastburn & Gray, PC, 412 W. Broad St., Bethlehem, PA 18018

ELLIOTT, DOROTHY JANE, dec'd.

Late of Williams Township, Northampton County, PA

Executor: Scott C. Derrington c/o Steven B. Molder, Esquire, 904 Lehigh St., Easton, PA 18042

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

GEE, LEE S., dec'd.

Late of Bethlehem Twp., Northampton County, PA

Executrix: Meredith M. Gee, 157 E. Mount Ave., Atlantic Heights, NJ 07716

Attorneys: Eugene Orlando, Jr., Esquire, Orlando Law Offices, P.C., 2901 Lawrence Ave., #101, Reading, PA 19606

KISLOW, ROBERT J., III, dec'd.

Late of the Township of Moore, Northampton County, PA

Administrator: Robert J. Kislow, Jr. c/o Joseph F. Leeson, III, Esquire, 70 East Broad Street,

P.O. Box 1426, Bethlehem, PA 18016-1426

Attorney: Joseph F. Leeson, III, Esquire, 70 East Broad Street, P.O. Box 1426, Bethlehem, PA 18016-1426

KULP, WILLARD W., dec'd.

Late of 1275 Stonewood Drive, Bethlehem, Northampton County, PA

Executrix: Donna J. Erney, 1960 Mark Twain Circle, Bethlehem, PA 18017

Attorney: William G. Malkames, Esquire, 509 W. Linden Street, Allentown, PA 18101

KUTIANSKI, DOLORES M., dec'd.

Late of Walnutport, Northampton County, PA

Executrix: Stephanie K. Muschlitz 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

MEASE, ROBERT JEFFERY,
dec'd.

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

Executor: Alfred Gabriele Vasta, 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

MORGA, JOAN L., dec'd.

Late of Williams Twp., Northampton County, PA

Executor: Robert John Morga c/o Stephanie M. Shortall, Esquire, Drake, Hileman &

Davis, Bailiwick Office Campus,
252 W. Swamp Rd., #15, P.O.
Box 1306, Doylestown, PA 18901
Attorneys: Stephanie M.
Shortall, Esquire, Drake,
Hileman & Davis, Bailiwick
Office Campus, 252 W. Swamp
Rd., #15, P.O. Box 1306,
Doylestown, PA 18901

NOTO, JANET H., dec'd.

Late of the Township of
Bethlehem, Northampton
County, PA

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

POLICELLI, LOUIS A., dec'd.

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

Co-Executors: Melissa Dawn
Seas and L. Steven Policelli 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

RANKIN-TICE, NANCY A., dec'd.

Late of the Township of Forks,
Northampton County, PA

Executor: Dennis Brooke Tice
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

SCHMITT, FREDERICK W., JR.,
dec'd.

Late of Bethlehem Twp.,
Northampton County, PA

Executrix: Carolyn Jane
Chorones c/o Joseph J. Piperato,
III, Esquire, Eastburn & Gray,
PC, 412 W. Broad St., Bethlehem,
PA 18018

Attorneys: Joseph J. Piperato, III,
Esquire, Eastburn & Gray, PC,
412 W. Broad St., Bethlehem, PA
18018

THOMPSON, PATRICIA G., dec'd.

Late of the Township of Forks,
Northampton County, PA

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

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

TOMSIC, JANET L., dec'd.

Late of Bushkill Township,
Northampton County, PA

Co-Executors: Dean Tomsic and
Stacie Biechy c/o Law Office of
David A. Martino, Esquire, 1854
PA Rte. 209, P.O. Box 420,
Brodheadsville, PA 18322

Attorneys: Law Office of David A.
Martino, Esquire, 1854 PA Rte.
209, P.O. Box 420, Brodheads-
ville, PA 18322

FOREIGN WITHDRAWAL NOTICE

NOTICE to Withdraw Foreign
Registration is hereby given that **A-B
Tool and Manufacturing Inc.,** a New
Jersey Corporation, having its regis-
tered office located at 54 Old Hwy. 22,
Ste. 235, Clinton, NJ 08809, and local
office located at 1350 Balata Street,
Easton, PA 18042 has filed a
Statement of Withdrawal of Foreign
Registration with the Department of
State of the Commonwealth of Penn-
sylvania, approved May 5, 1933 as
amended, and that the said corpora-
tion is winding up its affairs in the
manner prescribed by said law, so
that its corporate existence shall be
ended upon the issuance of a Certi-
ficate of Dissolution by the Depart-
ment of State of the Commonwealth
of Pennsylvania.

June 29

**CIVIL JUDGMENT
INVENTORY SALE**

Claims Recovery Systems has been in business for 35 years. We purchased consumer debts on the secondary markets, consisting mostly of major bank credit card debts and consumer loans, and auto deficiencies. We are ceasing operations and selling off our inventory of uncollected CPC docketed judgments throughout PA.

There are 316 judgments with a balance due of \$1,085,042. There is a total of accumulated statutory interest at 6%/yr. in the amount of \$748,731, with a total due of \$1,608,984, including payments received. 40% of the judgments have a payment history. Notarized Assignment of Judgments for each judgment sold will be provided to purchaser at no charge upon completion of the sale. A Due Diligence spreadsheet with all account detail will be made available to prospective purchasers upon execution of a standard NDA. Price: 2.25%.

Direct your inquiries to cbarrett@crsinconline.com, or call (412) 841-4495.

June 29

NOTICE

This public notice is to advertise to the public the filing of my NOTICE AND UNSWORN DECLARATION AFFIDAVIT OF ACCEPTANCE OF ALLODIAL TITLE BY THE UNDER-SIGNED, filed by John F. Gallagher and Melissa M. Gallagher, and offer to any party with lawful standing who wishes to review the complete file on record to request an appointment with:

John F. Gallagher
(484) 903-3286
4050 Freemansburg Avenue
Easton, Pennsylvania

Any party with standing to bring forward a lawful challenge to the aforesaid NOTICE AND UNSWORN DECLARATION shall properly and lawfully bring forth such claim of interest. Failure to make such a lawful claim of interest within sixty (60) calendar days from the date of this NOTICE shall result the barring of all challenges by any party or parties in law or equity forever, and such shall be considered as a final judgment in the proper court of law or equity, as appropriate.

June 29

**SUPERIOR COURT OF
WASHINGTON
COUNTY OF SPOKANE**

In re the Petition for Change of
Name of ADALYNN JOY MARIE
CARMICHAEL, A minor child

NO. 23-2-01687-32

SUMMONS SERVED BY
PUBLICATION

To: ASHLEY MARIE McCAIN

I have started a court case by filing a petition. The name of the Petition is: PETITION TO CHANGE OF NAME OF MINOR CHILD.

You must respond in writing if you want the court to consider your side.

Deadline! Your Response must be filed and served within 60 days of the date this Summons is published: June 22, 2023. If you do not file and serve your Response or a Notice of Appearance by the deadline:

No one has to notify you about other hearings in this case, and

The court may approve the requests in the Petition without hearing your side (called a default judgment).

Follow these steps:

1. Read the Petition and any other documents that were filed at court with this Summons. Those documents explain what the other party is asking for.

2. Fill out a Response on this form (check the Response that matches the Petition):

Other: Objection to Change of Name of Minor Child to attorney address below.

You can get the Response form and other forms you may need at

The Washington State Courts' website: www.courts.wa.gov/forms

Washington LawHelp: www.washingtonlawhelp.org, or

The Superior Court Clerk's office or county law library (for a fee).

3. Serve (give) a copy of your Response to the person who filed this Summons at the address below, and to any other parties. You may use certified mail with return receipt requested. For more information on how to serve, read Superior Court Civil Rule 5.

4. File your original Response with the court clerk at this address:

Superior Court Clerk, Spokane County, 1116 W. Broadway Ave., Spokane, WA 99260.

5. Lawyer not required: It is a good idea to talk to a lawyer, but you may file and serve your Response without one.

MARY E. CARTER, ESQUIRE
WSBA 56283

Attorney for Petitioners

I agree to accept legal papers for this case at:

1321 W. Broadway Ave.

Spokane, WA 99201

E-mail: staff@hodgsonlawoffice.com

June 22—July 27

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

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on JULY 7, 2023, 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-2014-06597

BETHLEHEM AREA

SCHOOL DISTRICT

vs.

JUDITH E. CORREA

Property Address:

728 Wyandotte Street, Bethlehem, PA 18015-2943

UPI/Tax Parcel Number:

P6SW3B/8/8/0204

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

TITLE TO SAID PREMISES is vested in Judith E. Correa by deed from First Union National Bank, said deed recorded on June 10, 2002, in the Northampton County Recorder of Deeds Office in Book 2002-1 at page 150254.

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

No. C-48-CV-2018-02430

WILMINGTON SAVINGS FUND

SOCIETY, FSB, AS OWNER

TRUSTEE ET AL.

vs.

SANDRA E. WUKITCH

Property Address:

1505 1st Street, Bethlehem, PA 18020

UPI/Tax Parcel Number:

N7SW2/9/1C/0205

ALL THAT CERTAIN lot or parcel of land situate in Bethlehem Township, Northampton County, Pennsylvania, consisting of Lots Nos.

21, 22, 23 and 24 of Block 24 as set forth on Plan of Freemansburg Heights, prepared by Charles W. Grossart, Civil Engineer and Surveyor, revised October, 1917, and recorded in Map Book 6 at page 42.

TITLE TO SAID PREMISES is vested in Sandra E. Wukitch by deed from Sandra E. Wukitch, individually, and Sandra E. Wukitch, as Executrix under the Will of Lydia M. Wukitch, deceased, said deed recorded on February 23, 1987, in the Northampton County Recorder of Deeds Office in Book 720 at page 616.

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

No. C-48-CV-2018-04076

LOANDEPOT.COM, LLC

vs.

BRIAN P. MARCOTTE

Property Address:

212 Oak Avenue a/k/a Oak Street, Pen Argyl, PA 18072

UPI/Tax Parcel Number:

D9SW1/3/8/0134

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

TITLE TO SAID PREMISES is vested in Brian P. Marcotte by deed from Christian D. Fehrenbacher, said deed recorded on November 18, 2015, in the Northampton County Recorder of Deeds Office in Book 2015-1 at page 228998.

THEREON BEING ERECTED a one-and-one-half-story Cape Cod-style single residential dwelling with vinyl siding and slate roof.

No. C-48-CV-2020-05584

BETHLEHEM AREA
SCHOOL DISTRICT

vs.

VALLEY TOROS, L.L.C.

Property Address:

310-312 Brodhead Avenue,
Bethlehem, PA 18015

UPI/Tax Parcel Number:

P6SE1A/7/3/0204

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

TITLE TO SAID PREMISES is vested in Valley Toros, LLC, by deed from Eugene R. Mish and Michael A. Mish, Jr., said deed recorded on December 21, 2018, in the Northampton County Recorder of Deeds Office in Book 2018-1 at page 269790.

THEREON BEING ERECTED a one-story commercial storefront in a three-story row building apartment complex with brick exterior and flat roof.

No. C-48-CV-2020-07838

CITY OF BETHLEHEM

vs.

JOHN J. WILLIAMS,

ERIN E. WILLIAMS

Property Address:

3035 Keystone Street, Bethlehem,
PA 18020

UPI/Tax Parcel Number:

N7NW3/25/11/0205

ALL THOSE CERTAIN lots or pieces of ground situate along the northerly side of Keystone Street in Bethlehem Township, Northampton County, Pennsylvania, being Lot Nos. 475, 476, 477 and 478 on a certain Map or Plan of "Bethlehem Annex" as recorded in Map Book 6 at page 49.

TITLE TO SAID PREMISES is vested in John J. Williams and Erin E. Williams by deed from Dennis C. Hartzell, Diane C. Hartzell, John J. Williams and Erin E. Hartzell n/k/a Erin E. Williams, said deed recorded on March 10, 2003, in the Northampton County Recorder of Deeds Office in Book 2003-1 at page 082392.

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

No. C-48-CV-2021-02050

CITY OF BETHLEHEM

vs.

REBECCA E. MATTES

Property Address:

1854 7TH STREET, BETHLEHEM, PA 18020-5708

UPI/Tax Parcel Number:

N7NE4/42/16/0205

ALL THAT CERTAIN lot or piece of ground situate in Bethlehem Township, Northampton County, Pennsylvania, being all of Lot No. 4 and the southerly twenty-three (23.00) feet of Lot No. 3 in Block 8 according to the plan of lots of Prospect Heights, said plan being recorded in Map Book 3 at page 16.

TITLE TO SAID PREMISES is vested in Rebecca E. Mattes by deed from Alaric K. Mattes, said deed recorded on October 18, 2011, in the Northampton County Recorder of Deeds Office in Book 2011-1 at page 212238.

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

No. C-48-CV-2021-02823

CITIBANK, N.A. ET AL.

vs.

JOSEPHINE ANNAN,

KINGSLEY ANYAN

Property Address:

202 Lower Way Road, Easton, PA 18045

UPI/Tax Parcel Number:

K8/15/2-25/0324

ALL THAT CERTAIN piece, parcel or tract of land situate in Palmer Township, Northampton County, Pennsylvania, being Lot. No. 25 as shown on Final Plan of Fox Run Estates in Map Book 2004-5 at page 483.

TITLE TO SAID PREMISES is vested in Josephine Annan by deed from Josephine Annan and Kingsley Anyan, husband and wife, said deed recorded on July 21, 2011, in the Northampton County Recorder of Deeds Office in Book 2011-1 at page 149899.

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

No. C-48-CV-2021-09153

U.S. BANK TRUST NATIONAL ASSOCIATION ET AL.

vs.

NANCY ULICNY,

LAWRENCE J. ULICNY a/k/a

LAWRENCE ULICNY, UNITED

STATES OF AMERICA

Property Address:

823 Cibby Street, Easton, PA 18045

UPI/Tax Parcel Number:

M8SE1/13/5/0205

ALL THAT CERTAIN property situated in Bethlehem Township, Northampton County, Pennsylvania, being more fully described in the deed recorded October 1, 1969, among the land records of the County and State set forth above, in Book 356 at page 120.

TITLE TO SAID PREMISES is vested in Lawrence J. Ulicny and Nancy Ulicny, husband and wife, by deed from Michael G. Gercie, single, said deed recorded on October 1, 1969, in the Northampton County Recorder of Deeds Office in Book 356 at page 120.

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

No. C-48-CV-2022-01243

MIDFIRST BANK

vs.

ROBERT THOMAS

Property Address:

1 Concord Court, Easton, PA
18040

UPI/Tax Parcel Number:

L9NE1/1/2-12/0311

ALL THAT CERTAIN tract of land, and improvements erected thereon, situated in Forks Township, Northampton County, Pennsylvania, and designated at Lot No. 1 of Concord Court on the plan entitled final Plat of Independence, Section 1, being recorded in Map Book 59 at page 4.

TITLE TO SAID PREMISES is vested in Robert Thomas by deed from Joann K. Valletta, said deed recorded on May 16, 2018, in the Northampton County Recorder of Deeds Office in Book 2018-1 at page 096301.

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

No. C-48-CV-2022-02633

CARRINGTON MORTGAGE

SERVICES, LLC

vs.

VINCENT R. HITCHO,

ALICIA HITCHO n/k/a

ALICIA BOICE, UNITED STATES
OF AMERICA

Property Address:

3429 Farmersville Road,
Bethlehem, PA 18020

UPI/Tax Parcel Number:

M7/11/10A-1/0205

ALL THAT CERTAIN lot or piece of land situate in Bethlehem Township, Northampton County, Pennsylvania, known as Lot No. 1 of the Minor Subdivision Plan of Richard D. and Mary E. Grube, said plan recorded in Map Book 8 at page 341.

TITLE TO SAID PREMISES is vested in Vincent R. Hitcho by deed from Vincent R. Hitcho and Alicia Hitcho, said deed recorded on November 19, 2021, in the Northampton County Recorder of Deeds Office in Book 2021-1 at page 418640.

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

No. C-48-CV-2022-04259

WELLS FARGO

USA HOLDINGS, INC.

vs.

RICK L. GERSTENBERG,
BELIEVED HEIR AND/OR
ADMINISTRATOR TO THE ESTATE
OF NANCY L. GERSTENBERG,
UNKNOWN HEIRS AND/OR
ADMINISTRATORS TO THE
ESTATE OF
NANCY L. GERSTENBERG

Property Address:

2470 Apple Street, Hellertown, PA
18055

UPI/Tax Parcel Number:

P8/15/3A/0719

ALL THAT CERTAIN message or tenement and tract or parcel of land situate along the southerly side of Apple Street (Township Route No. 395) in Lower Saucon Township, Northampton County, Pennsylvania, bounded and described according to a survey thereof made July 26, 1965, by Leonard M. Fraivillig Company, Engineers.

TITLE TO SAID PREMISES is vested in David E. Gerstenberg and Nancy L. Gerstenberg, with rights of survivorship, by deed from David E. Gerstenberg and Nancy L. Gerstenberg, Trustees of the David E. Gerstenberg and Nancy L. Gerstenberg Revocable Living Trust dated January 16, 2006, said deed recorded on August 16, 2012, in the Northampton County Recorder of Deeds Office in Book 2012-1 at page

191631. The said David E. Gerstenberg died on April 10, 2016, and, pursuant to the survivorship language in the above-mentioned deed, all his interests passed to Nancy L. Gerstenberg. The said Nancy L. Gerstenberg died on January 17, 2022.

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

No. C-48-CV-2022-04309

PENNYMAC LOAN SERVICES, LLC

vs.

DAVID A. FEHR, JR.

Property Address:

60 Flafair Drive, Easton, PA 18042

UPI/Tax Parcel Number:

N10/4/13-21/0836

ALL THAT CERTAIN lot of ground situate in Williams Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in David A. Fehr, Jr., by deed from Scott M. McGowan and Colleen E. McGowan, co-executors of the last will and testament of Natalie M. McGowan, said deed recorded on December 6, 2012, in the Northampton County Recorder of Deeds Office in Book 2012-1 at page 294378.

THEREON BEING ERECTED a two-story Colonial-style single residential dwelling with aluminum siding, shingle roof, attached two-car garage, above-ground pool and detached shed.

No. C-48-CV-2022-04950

WILMINGTON SAVINGS
FUND SOCIETY, FSB, AS
TRUSTEE ET AL.

vs.

MONICA C. PETTIT n/k/a MONICA
PETTIT-BARNETT, UNITED
STATES OF AMERICA

Property Address:

934 Detweiler Avenue, Hellertown,
PA 18055

UPI/Tax Parcel Number:

Q7SW2B/12/2/0715

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

TITLE TO SAID PREMISES is vested in Michael D. Barnett and Monica C. Pettit by deed from Barry R. Botts, said deed recorded on November 3, 2006, in the Northampton County Recorder of Deeds Office in Book 2006-1 at page 457097. And the said Michael D. Barnett passed away on May 23, 2014, whereby title became vested solely in Monica C. Pettit by operation of law.

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

No. C-48-CV-2022-05115

FINANCE OF AMERICA
REVERSE, LLC

vs.

JOANNE EDNA SENICK a/k/a
JOANNA E. KUHN, UNKNOWN
HEIRS OF GRACE ALINA KUHN

Property Address:

4415 Hecktown Road, Bethlehem,
PA 18020

UPI/Tax Parcel Number:

L7SW2/4/7/0418

ALL THOSE CERTAIN tracts of land situate, lying and being Lower Nazareth Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Grace Alina Kuhns and Wayne D. Kuhns, as joint tenants with right of survivorship and not as tenants in common, by deed from Grace Alina Kuhns, said deed recorded on September 24, 2013, in the Northampton County Recorder of Deeds Office in Book 2013-1 at page 254428. The said Wayne D. Kuhns died on October 23, 2015, whereby

title became vested solely in Grace Alina Kuhns. And the said Grace Alina Kuhns died on February 26, 2022, without a will or appointment of an administrator.

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

No. C-48-CV-2022-05116

TRUIST BANK

vs.

JOYCE KOCHIS

Property Address:

25 Rosemont Court, Easton, PA 18045

UPI/Tax Parcel Number:

M8NE2/11/15A/0324

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

TITLE TO SAID PREMISES is vested in Joyce V. Kochis by deed from Joyce Danko, now known as Joyce V. Kochis, said deed recorded on August 18, 2004, in the Northampton County Recorder of Deeds Office in Book 2004-1 at page 324613.

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

No. C-48-CV-2022-06151

WILMINGTON SAVINGS FUND SOCIETY, FSB d/b/a CHRISTIANA TRUST ET AL.

vs.

ELETISE MALDONADO

Property Address:

2043 Huntington Lane, Easton, PA 18040

UPI/Tax Parcel Number:

K9/15/5A-28/0311

ALL THAT CERTAIN lot or tract or parcel of ground situate in Forks Township, Northampton County, Pennsylvania, being Lot 28 as shown on a certain subdivision map, plat or plan entitled "Towne Centre at

Sullivan Trail I" and recorded in Map Book 2005-5 at page 512.

TITLE TO SAID PREMISES is vested in Eletise Maldonado by deed from Nic Zawarski and Sons Builders, Inc., said deed recorded on February 1, 2012, in the Northampton County Recorder of Deeds Office in Book 2012-1 at page 024571.

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

No. C-48-CV-2022-06468

FULTON BANK, N.A.

vs.

JANE McWILLIAMS, KNOWN SURVIVING HEIR OF BRYAN R. JANKOWSKI, UNKNOWN SURVIVING HEIRS OF BRYAN R. JANKOWSKI

Property Address:

2044 Johnston Drive, Bethlehem, PA 18017

UPI/Tax Parcel Number:

M7SW3/5/29/0204

ALL THAT CERTAIN lot or piece of ground, together with the dwelling house erected thereon, situate in Bethlehem City, Northampton County, Pennsylvania, and being known as Lot No. 22 as shown on Plan of "East Hills", Section No. 7, said plan being recorded in Map Book 14 at page 7.

TITLE TO SAID PREMISES is vested in Bryan R. Jankowski by deed from Jane N. McWilliams and Bryan R. Jankowski, Executors of the Estate of Eva Marie Jankowski a/k/a Eva M. Jankowski, said deed recorded on December 31, 2009, in the Northampton County Recorder of Deeds Office in Book 2009-1 at page 323275. The said Bryan R. Jankowski died on October 19, 2019, without a will or appointment of an administrator.

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

No. C-48-CV-2022-06551

BANK OF AMERICA, N.A.

vs.

LUCINDA M. MYER

Property Address:

732 West Berwick Street, Easton,
PA 18042

UPI/Tax Parcel Number:

M9NE1A/8/5/0310

ALL THAT CERTAIN message and tenement and lot or piece of ground situate on the south side of West Berwick Street in Easton City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Lucinda M. Myer, individually, by deed from Lucinda M. Myer, Executrix of the Estate of Richard J. Myer, deceased, said deed recorded on June 17, 2010, in the Northampton County Recorder of Deeds Office in Book 2010-1 at page 116863.

THEREON BEING ERECTED a two-story half-double residential dwelling with vinyl siding and stone exterior, shingle roof and detached shed.

No. C-48-CV-2022-06837

SANTANDER BANK, N.A.

vs.

EDDIE KAU, 1505 LEHIGH, LLC

Property Address:

1505 Lehigh Street, Wilson, PA
18042

UPI/Tax Parcel Number:

L9SW2C/15/17/0837

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

TITLE TO SAID PREMISES is vested in 1505 Lehigh, LLC, by deed from Robert Harnett, said deed recorded on May 7, 2019, in the Northampton County Recorder of Deeds Office in Book 2019-1 at page 84030.

THEREON BEING ERECTED a three-story residential apartment building with aluminum siding.

No. C-48-CV-2022-07139

FIFTH THIRD BANK,
NATIONAL ASSOCIATION

vs.

MELISSA L. KRAUSE

Property Address:

109 Cherry Street, Walnutport, PA
18088

UPI/Tax Parcel Number:

J2NW4D/5/6/1033

ALL THAT CERTAIN tract of land located in Walnutport Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Melissa L. Krause, individually, by deed from Geraldine D. Williams, by John Heiney, Agent, said deed recorded on November 15, 2012, in the Northampton County Recorder of Deeds Office in Book 2012-1 at page 275019.

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

No. C-48-CV-2022-08222

WELLS FARGO BANK, N.A. ET AL.

vs.

MARY ANN GALUCY

Property Address:

618 East 5th Street, Bethlehem,
PA 18015

UPI/Tax Parcel Number:

P6SE2A/23/12/0204

ALL THAT CERTAIN message, tenement and lot or piece of ground situate on the north side of East 5th Street in Bethlehem City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Anthony Galucy and Mary Ann Galucy, his wife, by deed from Helen Kardos Unger, Executrix of the Last Will and Testament of Trisza Kardos a/k/a Theresa Kardos, said deed recorded on January 4, 1978, in the Northampton County Recorder of Deeds Office in Book 576 at page 540. The said Anthony Galucy died on January 16, 2009, and, pursuant to the tenants by entirety language in the above-mentioned deed, all his interest passed to Mary Ann Galucy.

THEREON BEING ERECTED a two-story single residential dwelling with vinyl siding and stucco 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.

RICHARD H. JOHNSTON
Sheriff

Northampton County,
Pennsylvania

DAVID J. CERAUL, ESQUIRE
Solicitor to the Sheriff

June 15, 22, 29



ASSOCIATE ATTORNEY POSITION

Winegar, Wilhelm, Glynn & Roemersma, P.C., a full service law firm representing clients in New Jersey and Pennsylvania, is seeking an associate attorney with 0-5 years' experience. The position is for a general litigation attorney. Candidate must be hard working and have the ability to work independently in a fast paced environment. Candidate must be licensed in both New Jersey and Pennsylvania or be willing to take the necessary bar exam. We offer a competitive salary, health insurance, 401K/profit share benefits and other perks. Please provide your resume, writing sample and references.

Please send your resume, writing sample and references in confidence to Scott M. Wilhelm, Managing Partner, via email: wilhelms@wwgrlaw.com or call 908-454-3200.

June 29; July 6