

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**BURBES, MIRIAM M.,** dec'd.

Late of Northampton County, PA
The Henry L. Burbes and Miriam M. Burbes Revocable Living Trust Agreement U/A 1/28/1998

Successor Trustee: Charlene M. Mast c/o Eric R. Strauss, Esquire, Worth, Magee & Fisher, P.C., 2610 Walbert Avenue, Allentown, PA 18104

Attorneys: Eric R. Strauss, Esquire, Worth, Magee & Fisher, P.C., 2610 Walbert Avenue, Allentown, PA 18104

BUTTILO, MARY FRANCES, dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executor: Carl J. Buttillo, Jr. c/o Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045

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

CANELLA, SUSAN, dec'd.

Late of Palmer Twp., Northampton County, PA

Administratrix CTA: Theresa Cuozzo c/o Amanda M. Kita, Esquire, Stradley Ronon Stevens & Young, LLP, 30 Valley Stream Pkwy., Malvern, PA 19355

Attorneys: Amanda M. Kita, Esquire, Stradley Ronon Stevens & Young, LLP, 30 Valley Stream Pkwy., Malvern, PA 19355

CATERA, CHARLOTTE L., dec'd.

Late of Allentown City/Borough, Lehigh County, PA

Executrix: Charlene Rauscher, Esquire, P.O. Box 427, Fogelsville, PA 18051

Attorney: Charlene D. Rauscher, Esquire, P.O. Box 427, Fogelsville, PA 18051

CHECHO, CHRISTOPHER S., dec'd.

Late of the Borough of Bangor, Northampton County, PA

Administrator: Salvatore Checho, 287 Park Avenue, Bangor, PA 18013

Attorneys: Gretchen Marsh Weitzmann, Esquire, Weitzmann, Weitzmann & Huffman, LLC, 700 Monroe Street, Stroudsburg, PA 18360

CHIAPPA, ANNA MARIA, dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executor: Alan R. Chiappa 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

CLARK, ANN W., dec'd.

Late of Bethlehem City, Northampton County, PA

Executor: William Allison Clark, Jr., 3236 Darien Rd., Bethlehem, PA 18020

Attorneys: Angela Titus McEwan, Esquire, Day Pitney LLP, One Jefferson Rd., Parsippany, NJ 07054-2891

GRAF, THERESA, dec'd.

Late of the Township of Bushkill, Northampton County, PA

Executrix: Lanie E. Yaswinski a/k/a Lanie E. Graf-Williamson 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

HUFFMAN, FRANCIS M., JR., dec'd.

Late of Lower Saucon Township, Northampton County, PA

Co-Executors: Michael L. Huffman and William B. Huffman 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

KONRATH, ELEANOR R., dec'd.

Late of the Township of Bushkill, Northampton County, PA

Administrator C.T.A.: Bryan F. Konrath 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

LISTER, MARY LEE, dec'd.

Late of the City of Easton, Northampton County, PA

Executrix: Karen Annette Ladner, 1088 W. Berwick St., Easton, PA 18042

Attorneys: Steven D. Brown, Esquire, Spengler Brown Law Offices, 110 East Main Street, Bath, PA 18014

LYNCH, KENNETH A., SR., dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Administrator: Mr. Kenneth A. Lynch, Jr. c/o Robert A. Nitchkey, Jr., Esquire, Hemstreet, Nitchkey & Freidl, 730 Washington Street, Easton, PA 18042

Attorneys: Robert A. Nitchkey, Jr., Esquire, Hemstreet, Nitchkey & Freidl, 730 Washington Street, Easton, PA 18042

MILES, CYNTHIA, dec'd.

Late of Moore Township, Northampton County, PA

Administrator: David Miles, 1155 Skunk Rd., Bath, PA 18014

O'DONNELL, KATHLEEN M., dec'd.

Late of Bethlehem, Northampton County, PA

Executrix: Paula Marie Thomas 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

REICHART, NANCY J., dec'd.

Late of Northampton Borough, Northampton County, PA

Executrix: Joni L. Siegele, 5145 Corbett Drive, Fort Collins, CO 80528

Attorneys: Jason R. Costanzo,
Esquire, ARM Lawyers, 115 E.
Broad Street, Bethlehem, PA
18018

**SEYER, JOHN J. a/k/a JOHN J.
SEYER, JR.,** dec'd.

Late of the Borough of Chapman,
Northampton County, PA
Executrix: Robin S. Smith 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

WARNER, ELINOR HOPE, dec'd.

Late of the City of Easton,
Northampton County, PA
Executrix: Lori Frances Warner
c/o Theresa Hogan, Esquire, 340
Spring Garden Street, Easton,
PA 18042
Attorney: Theresa Hogan,
Esquire, 340 Spring Garden
Street, Easton, PA 18042

SECOND PUBLICATION

BEAN, YVONNE DENISE, dec'd.

Late of the Township of Williams,
Northampton County, PA
Executor: John Adam Parr c/o
Daniel E. Cohen, Attorney, Hof
& Reid, LLC, 3101 Emrick Blvd.,
Suite 205, Bethlehem, PA 18020
Attorneys: Daniel E. Cohen,
Attorney, Hof & Reid, LLC, 3101
Emrick Blvd., Suite 205,
Bethlehem, PA 18020

BENSON, CHARLES S., dec'd.

Late of the Borough of Northamp-
ton, Northampton County, PA
Administrator: Robert Charles
Benson c/o Goudsouzian &
Associates, 2940 William Penn
Highway, Easton, PA 18045
Attorneys: Goudsouzian &
Associates, 2940 William Penn
Highway, Easton, PA 18045

BUSH, WARREN J., dec'd.

Late of Wind Gap, Northampton
County, PA
Administratrix: Judith G. Bush
c/o Timothy B. Fisher, II,
Esquire, Fisher & Fisher Law
Offices, P.O. Box 396, Goulds-
boro, PA 18424
Attorneys: Timothy B. Fisher, II,
Esquire, Fisher & Fisher Law
Offices, P.O. Box 396, Goulds-
boro, PA 18424

EASTERDAY, LLOYD G., dec'd.

Late of Bethlehem, Northampton
County, PA
Executrix: Doris Ruth Barclay
c/o Theodore R. Lewis, Esquire,
Lewis and Walters, 46 S. 4th
Street, P.O. Box A, Easton, PA
18044-2099
Attorneys: Theodore R. Lewis,
Esquire, Lewis and Walters, 46
S. 4th Street, P.O. Box A, Easton,
PA 18044-2099

FREY, HOWARD LEROY, dec'd.

Late of the Township of Williams,
Northampton County, PA
Executrix: Linda Jeanette Frey
c/o Brian M. Monahan, Esquire,
831 Lehigh Street, Easton, PA
18042
Attorney: Brian M. Monahan,
Esquire, 831 Lehigh Street,
Easton, PA 18042

GRABER, JOYCE A., dec'd.

Late of Bethlehem, Northampton
County, PA
Executor: Jeffrey William
Scheirer c/o Michael J. Fina,
Esquire, 1271 Biafore Ave.,
Bethlehem, PA 18017
Attorney: Michael J. Fina,
Esquire, 1271 Biafore Ave.,
Bethlehem, PA 18017

GUBISH, CHARLES LOUIS, dec'd.

Late of the City of Bethlehem,
Northampton County, PA

Executrix: Susan Lynn Donchez
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

HARDIN, BARBARA J., dec'd.

Late of Bethlehem City, Northampton County, PA
Executor: Christopher Alexander Hardin c/o Vivian I. Zumas, Esquire, 742 Main St., Bethlehem, PA 18018
Attorney: Vivian I. Zumas, Esquire, 742 Main St., Bethlehem, PA 18018

LAI, STELLA H., dec'd.

Late of Palmer Township, Northampton County, PA
Executrix: Jennifer Lai Bromley, 2213 High Point Court, Easton, PA 18045

LONGLEY, VERNA MAE, dec'd.

Late of the Township of Moore, Northampton County, PA
Executor: Timothy Alan Teel 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

MASIADO, MARGARET CAROLINE, dec'd.

Late of the Borough of Hellertown, Northampton County, PA
Executrix: Karen Lou Masiado c/o Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045
Attorneys: Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045

MILLER, GRETE EDITH, dec'd.

Late of Easton, Northampton County, PA
Executrix: Monika V. Egberts c/o Taylor R.D. Briggs, Esquire,

210 E. Broad Street, Bethlehem, PA 18018

Attorney: Taylor R.D. Briggs, Esquire, 210 E. Broad Street, Bethlehem, PA 18018

MILLS, RICHARD W., dec'd.

Late of the City of Bethlehem, Northampton County, PA
Executor: Roy R. Mills, Sr.
Attorneys: Brandon M. Benner, Esquire, Benner & Trovato, 2005 City Line Road, Suite 106, Bethlehem, PA 18017

MOULTON, ROY EDWARD, dec'd.

Late of Bethlehem Township, Northampton County, PA
Executor: Daniel Michael O'Donnell c/o Law Office of Maloney, Danyi & O'Donnell, 901 West Lehigh Street, Bethlehem, PA 18018
Attorneys: Law Office of Maloney, Danyi & O'Donnell, 901 West Lehigh Street, Bethlehem, PA 18018

PETERSEN, IRMA C., dec'd.

Late of the Township of Bethlehem, Northampton County, PA
Executrix: Kay Lynn Parks, 3660 Magnolia Drive, Easton, PA 18045

POLANSKI, LOUIS A., dec'd.

Late of the Borough of Nazareth, Northampton County, PA
Executors: Thomas John Polanski, 207 N. New Street, Nazareth, PA 18064 and Daniel Anthony Polanski, 226 S. New Street, Nazareth, PA 18064
Attorneys: Daniel G. Spengler, Esquire, Spengler Brown Law Offices, 110 East Main Street, Bath, PA 18014

ZIMPFER, JUNE V., dec'd.

Late of Bethlehem, Northampton County, PA
Executor: Renee S. Gover 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

THIRD PUBLICATION

BLANAR, JOHN, JR., dec'd.

Late of the Township of Palmer, Northampton County, PA
 Executor: David John Blamar, Jr. c/o John E. Kotsatos, Esquire, 717 Washington Street, Easton, PA 18042
 Attorney: John E. Kotsatos, Esquire, 717 Washington Street, Easton, PA 18042

DALRYMPLE, THOMAS R., JR., dec'd.

Late of the Township of Williams, Northampton County, PA
 Co-Administrators: Katie Lynn Dalrymple Derr and Thomas Richard Dalrymple, III c/o Beth A. Knickerbocker, Esquire, 601 Stones Crossing, Suite A5, Easton, PA 18045
 Attorney: Beth A. Knickerbocker, Esquire, 601 Stones Crossing, Suite A5, Easton, PA 18045

DAWE, CHARLES WILLIAM, SR., dec'd.

Late of Easton, Northampton County, PA
 Administratrix: Brooke Mariah Dillman c/o Hilleary D. Nguyen, Esquire, 3415 Moore Lane, Huntingdon Valley, PA 19006
 Attorney: Hilleary D. Nguyen, Esquire, 3415 Moore Lane, Huntingdon Valley, PA 19006

GIANGIULIO, MARIAN, dec'd.

Late of Walnutport, Northampton County, PA
 Executor: William J. Giangiulio, Jr., 664 Overlook Circle, Walnutport, PA 18088

GONTAR, DENISE A., dec'd.

Late of the City of Bethlehem, Northampton County, PA

Administratrix: Jenny Rebecca Gontar 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

HUNT, LOIS M., dec'd.

Late of the Township of Hanover, Northampton County, PA
 Executor: Craig P. Hunt 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

JANUSZKIEWICZ, LYNNE S., dec'd.

Late of Bethlehem Township, Northampton County, PA
 Executrix: Amie Cathryn Januszkiewicz 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

LA FLEUR, CATHERINE B., dec'd.

Late of Moore Township, Northampton County, PA
 Executors: Paul Wheeler and Andrew Wheeler, 230 Chincoppee Ave., Hopatcong, NJ 07843
 Attorney: James M. Pierce, Esquire, 688 Miles Rd., Gilbertsville, PA 19525

LESHER, MARION E., dec'd.

Late of Plainfield Township, Northampton County, PA
 Executrix: Sharon Elizabeth Schmauder c/o Law Office of David A. Martino, Esquire, 1854 PA Rte. 209, P.O. Box 420, Brodheads-ville, PA 18322
 Attorneys: Law Office of David A. Martino, Esquire, 1854 PA Rte. 209, P.O. Box 420, Brodheads-ville, PA 18322

O'GRADY, DANIEL GEORGE,
dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Executrix: Kathleen Jane Cassidy c/o Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045

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

PARR, ROBERT C., dec'd.

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

Administrator: Henry Newton, 127 N. 4th Street, Easton, PA 18042

REMENYI, MARIA, dec'd.

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

Executors: Stephen Leslie Remenyi and Marianne Yocum 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

SHIVE, RICHARD, dec'd.

Late of Bethlehem Township, Northampton County, PA

Executrix: Brittany Shive, 13811A Countryside Drive, Maugansville, MD 21767

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

SPILMAN, HARRIET KENTON,
dec'd.

Late of Forks Township, Northampton County, PA

Co-Executrices: Sue S. Pappas, Kay S. Falcinelli and Ann S. Minnich 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

FICTITIOUS NAME**REGISTRATION NOTICE**

NOTICE IS HEREBY GIVEN that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on December 5, 2022 for:

HOMICK WOODWORKS

at: 2911 Stephens Street, Easton, PA 18045. The name and address of the individual interested in the business are Jarryd A. Homick at 2911 Stephens Street, Easton, PA 18045 in Northampton County. This was filed in accordance with 54 Pa. C.S. 311.417.

Mar. 30

**CORPORATE FICTITIOUS NAME
REGISTRATION NOTICE**

NOTICE IS HEREBY GIVEN, pursuant to the provisions of Act 295 of 1982, as amended, of intention to file, or the filing of, in the Office of the Secretary of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, a certificate for the conduct of a business in Pennsylvania, under the assumed or fictitious name, style or designation of:

LEARNING | INCLUSION |**NETWORKING | COMMUNITY**

with its principal place of business at: 306 S. New Street, Suite 110, Bethlehem, PA 18015.

The name and address of the entity owning or interested in said business are: Lehigh Valley Inter-Regional Networking and Connecting Consortium with its principal place of business at 306 S. New Street, Suite 110, Bethlehem, PA 18015.

NORRIS McLAUGHLIN, P.A.
515 W. Hamilton Street
Suite 502
Allentown, PA 18101
Telephone: (610) 391-1800

Mar. 30

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on March 27, 2023, the Petition of Tamyla Dejanyra Hernandez was filed in Northampton County Court of Common Pleas at NO. C-48-CV-2023-1568, seeking to change the name of Petitioner from Tamyla Dejanyra Hernandez to Jamyla Dejanyra Hernandez. The Court has fixed Monday, May 1, 2023, at 9:00 a.m., in courtroom NO. Motions, at the Northampton County Courthouse as the date for the petition hearing. 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.

Mar. 30

**TRANSFER OF OWNERSHIP
NOTICE**

Blue Ridge Auto Center, 2005 Chevrolet Silverado 2500HD, VIN# 1GBHC24U25E155926. Transfer of ownership action to be taken in Northampton County, PA by Lisa Lockley, (484) 553-1597, 96 Hickory Hills Dr., Bath, PA 18014.

Mar. 30

**IN THE COURT OF COMMON
PLEAS OF NORTHAMPTON
COUNTY, PENNSYLVANIA
CIVIL ACTION—LAW**

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
WELLS FARGO BANK, N.A.

Plaintiff

vs.

Karen E. Schoeller f/k/a
Karen S. Denenberg,
David Denenberg, solely in capacity
as heir of Joshua A. Denenberg
a/k/a Joshua Alan
Denenberg, Deceased,
Adrianna Bailey, solely in capacity
as heir of Joshua A. Denenberg
a/k/a Joshua Alan
Denenberg, Deceased,
Daniel Denenberg, solely in capacity
as heir of Joshua A. Denenberg
a/k/a Joshua Alan
Denenberg, Deceased,
Unknown Heirs, Successors,
Assigns and All Persons, Firms or
Associations Claiming Right, Title or
Interest from or under Joshua A.
Denenberg a/k/a Joshua Alan
Denenberg, Deceased

Defendants

NO. C-48-CV-2022-6469

NOTICE

TO: Unknown Heirs, Successors,
Assigns and All Persons, Firms or
Associations Claiming Right, Title
or Interest from or under Joshua
A. Denenberg a/k/a Joshua Alan
Denenberg

You are hereby notified that on September 14, 2022, Plaintiff, WELLS FARGO BANK, N.A. filed a Mortgage Foreclosure Complaint and filed an Amended Complaint in Mortgage Foreclosure on February 6, 2023 endorsed with a Notice to Defend, against you in the Court of Common Pleas of Northampton County, Pennsylvania, docket to TERM, No. C-48-CV-2022-6469. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 739 Pine Street, Easton, PA 18042 whereupon your property would be sold by the Sheriff of Northampton County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

NOTICE

You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and notice are served, 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 further notice for any money claimed in the complaint 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 NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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

Mar. 30

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

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on APRIL 6, 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-2016-03250
PARAMOUNT RESIDENTIAL
MORTGAGE GROUP, INC.

vs.

MONICA BORJA,
ROGER G. BORJA

Property Address:

913 Constitution Avenue, Pen
Argyl, PA 18072

UPI/Tax Parcel Number:

E8/1/5B/0626

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

TITLE TO SAID PREMISES is vested in Roger G. Borja and Monica Borja by deed from Howard Gordon and Monika Gordon, said deed recorded on May 19, 2015, in the Northampton County Recorder of Deeds Office in Book 2015-1 at page 86873.

THEREON BEING ERECTED a ranch-style single residential dwelling with stone exterior, shingle roof, attached one-car garage and in-ground swimming pool.

No. C-48-CV-2017-00129

THE BANK OF
NEW YORK MELLON ET AL.

vs.

KIM L. MALIA

Property Address:

202 Hamilton Avenue, Bethlehem,
PA 18017

UPI/Tax Parcel Number:

N6SE1C/9/1/0204

ALL THAT CERTAIN message, tenement and lot or piece of ground situate in the 14th Ward of Bethlehem City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Frank C. Malia and Kim L. Malia by deed from James J. Frankenfield and Margaretta S. Frankenfield, said deed recorded on July 10, 1997, in the Northampton County Recorder of Deeds Office in Book 1997-1 at page 072524. The said Frank C. Malia departed this life on September 30, 2012, thereby vesting title solely to Kim L. Malia.

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

No. C-48-CV-2017-10161

WELLS FARGO BANK, N.A. s/b/m
TO WACHOVIA BANK,
NATIONAL ASSOCIATION

vs.

JAMES S. DeHART,
JUDY DeHART

Property Address:

2207 Whitehead Road, Nazareth,
PA 18064

UPI/Tax Parcel Number:

J6/13/1B/0520

ALL THAT CERTAIN tract, lot or piece of ground situate on the southerly side of Whitehead Road (TR 567) in Moore Township, Northampton County, Pennsylvania, and being Lot No. 2 on a subdivision plan titled Final Minor Subdivision Plan for Walter Sterner and John Serencsics, prepared by Kenneth R. Hahn, PLS, on drawing 94-14 dated and last revised on August 15, 1994.

TITLE TO SAID PREMISES is vested in James S. DeHart and Judy DeHart, husband and wife, by deed from Walter A. Sterner, married, and John Serencsics, married, said deed recorded on December 15, 1994, in the Northampton County Recorder of Deeds Office in Book 1994-6 at page 107222.

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

No. C-48-CV-2019-08111

US BANK, NATIONAL
ASSOCIATION

vs.

JUSTIN MYERS a/k/a
JUSTIN K. MYERS

Property Address:

844 Kossuth Street, Freemans-
burg, PA 18017

UPI/Tax Parcel Number:

N7SW4C/13/2/0212

ALL THAT CERTAIN lot or piece of ground situate in Freemansburg Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Justin K. Myers by deed from Ilaiza Rodriguez, said deed recorded on June 30, 2017, in the Northampton County Recorder of Deeds Office in Book 2017-1 at page 136856.

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

No. C-48-CV-2019-09279

PENNSYLVANIA HOUSING
FINANCE AGENCY

vs.

JASON P. ZIEGLER,
LAURA R. ZIEGLER

Property Address:

228 Northampton Street, Heller-
town, PA 18055

UPI/Tax Parcel Number:

Q7SW3B/11/6/0715

ALL THAT CERTAIN lot, piece or parcel of land and tenement situated on the west side of Northampton Street in Hellertown Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Laura R. Ziegler by deed from Jason P. Ziegler and Laura R. Ziegler, said deed recorded on June 26, 2015, in the Northampton County Recorder of Deeds Office in Book 2015-1 at page 116040.

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

No. C-48-CV-2022-00381

SPECIALIZED LOAN
SERVICING, LLC

vs.

GREGORY A. PAHOUNTIS,
JESSICA D. PAHOUNTIS

Property Address:

1219 Main Street, Northampton,
PA 18067

UPI/Tax Parcel Number:

M4NW2D/5/4/0522

ALL THAT CERTAIN lot or piece of ground, with improvements thereon, situate in the Fourth Ward of Northampton Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Gregory A. Pahountis and Jessica D. Pahountis, husband and wife, as tenants by the entirety, by deed from Loretta M. Kimak, widow, by her power-of-attorney Geraldine Skrapits, said deed recorded on June 7, 2007, in the Northampton County Recorder of Deeds Office in Book 2007-1 at page 209631.

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

No. C-48-CV-2022-01461

JP MORGAN CHASE BANK
NATIONAL ASSOCIATION

vs.

MANUEL JIMENEZ,
SUSAN JIMENEZ

Property Address:

617 Christian Street, Bethlehem,
PA 18017

UPI/Tax Parcel Number:

P6SW3A/5/6/0204

ALL THAT CERTAIN lot or piece of ground situate on the east side of Christian Street in Bethlehem City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Manuel Jimenez and Susan Jimenez by deed from Chester J. Petchonka and Christine M. E. Petchonka, husband and wife, said deed recorded on July 22, 1997, in the Northampton County Recorder of Deeds Office in Book 1997-1 at page 76614.

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

No. C-48-CV-2022-01497

MIDFIRST BANK

vs.

ALYSSA E. BENNETT

Property Address:

704 Main Street, Easton, PA
18040

UPI/Tax Parcel Number:

H8SE4/4/6/0429

ALL THAT CERTAIN message or tenement and lot or piece of land situate in Stockertown Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Alyssa E. Bennett by deed from Brian P. Jones and Kathleen J. McKelvey-Jones, husband and wife, said deed recorded on December 4, 2012, in the Northampton County Recorder of Deeds Office in Book 2012-1 at page 291894.

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

No. C-48-CV-2022-02066

MORTGAGE ASSETS
MANAGEMENT, LLC

vs.

SCOTT HEFFELFINGER,
SOLELY IN HIS CAPACITY AS HEIR
OF ARTHUR T.

HEFFELFINGER, DECEASED

Property Address:

624 East 8th Street, Northamp-
ton, PA 18067

UPI/Tax Parcel Number:

M4/3/9A-15/0522

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

TITLE TO SAID PREMISES is
vested in Sally Ann Heffelfinger, now
deceased, and Arthur T. Heffelfinger,
now deceased, husband and wife, by
deed from Sally Ann Heffelfinger,
married, said deed recorded on May
12, 1989, in the Northampton County
Recorder of Deeds Office in Book 768
at page 559.

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

No. C-48-CV-2022-02548

NATIONSTAR MORTGAGE, LLC
d/b/a MR. COOPER

vs.

LOUIS E. LEGUIA
a/k/a LUIS E. LEGUIA

Property Address:

1341 Sullivan Trail, Easton, PA
18040

UPI/Tax Parcel Number:

K9SE4/15/7/0311

ALL THAT CERTAIN message,
tenement, tract, piece or lot of land
situated in Forks Township,
Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is
vested in Luis E. Leguia by deed from
Lloyd F. Best, Jr., Executor of the
Estate of Virginia F. Hahn, deceased,
said deed recorded on August 7,

2009, in the Northampton County
Recorder of Deeds Office in Book
2009-1 at page 204283.

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

No. C-48-CV-2022-02845

U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE
FOR RCF-2

ACQUISITION TRUST

vs.

DAVID M. VITOVITCH,
TINA M. VITOVITCH

Property Address:

3331 Buckskin Lane, Danielsville,
PA 18038

UPI/Tax Parcel Number:

H4/22/4C-18/0520

ALL THAT CERTAIN tract, piece
or parcel of land situated in Moore
Township, Northampton County,
Pennsylvania, being Lot 18 as shown
on subdivision map of The Estates at
Mink Hollow, said map recorded in
Plat Book Volume 2006-5 at page
795.

TITLE TO SAID PREMISES is
vested in David M. Vitovitch and Tina
M. Vitovitch by deed from S and S
Home Builders, Inc., said deed
recorded on August 23, 2007, in the
Northampton County Recorder of
Deeds Office in Book 2007-1 at page
310872.

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

No. C-48-CV-2022-03914

LNV CORPORATION

vs.

HAROLD H. POWELL,
JEANNE S. POWELL

Property Address:

2505 9th Street, Bethlehem, PA
18020

UPI/Tax Parcel Number:

N7NE1/9/1A/0205

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

TITLE TO SAID PREMISES is vested in Harold H. Powell and Jeanne S. Powell, his wife, as tenants by the entirety, by deed from F. A. S. Builders, Inc., said deed recorded on September 16, 1974, in the Northampton County Recorder of Deeds Office in Book 497 at page 413.

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

No. C-48-CV-2022-03965

CALIBER HOME LOANS, INC.

vs.

SAMUEL R. BROTZMAN a/k/a
SAM BROTZMAN

Property Address:

722 Market Street, Bangor, PA
18013

UPI/Tax Parcel Number:

E9NE1C/1/6/0102

ALL THAT CERTAIN message, tenement, tract, piece or parcel of land situated in the third ward of Bangor Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Samuel R. Brotzman by deed from Nicholas Kornafel, said deed recorded on July 3, 2017, in the Northampton County Recorder of Deeds Office in Book 2017-1 at page 138694.

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

No. C-48-CV-2022-04841

AMERICAN NEIGHBORHOOD
MORTGAGE ACCEPTANCE
COMPANY, LLC

vs.

DAVID P. GAREY

Property Address:

4470 Henry Street, Easton, PA
18045

UPI/Tax Parcel Number:

M8SE1/1E/4/0205

ALL THAT CERTAIN lot or piece of land, together with the improvements thereon erected, situate in Bethlehem Township, Northampton County, Pennsylvania, and shown on Plan of Portion No. 2, County Club Manor, drawn by Walter F. Auch on October 25, 1958, and filed in Map Book 14 at page 27.

TITLE TO SAID PREMISES is vested in David P. Garey, unmarried, as sole owner, by deed from Michael Armao, married, and Anthony Armao, unmarried, said deed recorded on June 5, 2017, in the Northampton County Recorder of Deeds Office in Book 2017-1 at page 114868.

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

No. C-48-CV-2022-05596**No. C-48-CV-2002-05173**

4WAY JUNCTION, LLC

vs.

NAZARETH PIKE, LLC,
ARMINDER SINGH

Property Address:

4063 Nazareth Pike, Bethlehem,
PA 18020

UPI/Tax Parcel Number:

M7/4/4A/0205

ALL THAT CERTAIN tract or piece of land situate on the western side of Route 191 in Bethlehem Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Nazareth Pike, LLC, by Sheriff's deed from Arminder Singh, said Sheriff's deed recorded on January 6, 2022, in the Northampton County Recorder of Deeds Office in Book 2022-1 at page 008953.

THEREON BEING ERECTED a commercial gas station with vinyl siding and brick exterior, flat roof and an attached three-car garage.

No. C-48-CV-2022-05915

FREEDOM MORTGAGE
CORPORATION

vs.

MARIA I. AGOSTO

Property Address:

145 South 12th Street, Easton, PA
18042

UPI/Tax Parcel Number:

L9SE1D/12/10/0310

ALL THAT CERTAIN message, tenement and lot or piece of land situated on the west side of 12th Street in Easton City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Maria I. Agosto by deed from Maged Mehanni and Eihab Riad, said deed recorded on May 15, 2019, in the Northampton County Recorder of Deeds Office in Book 2019-1 at page 90517.

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

No. C-48-CV-2022-05917

FREEDOM MORTGAGE
CORPORATION

vs.

ZANA NASSAR

Property Address:

502 East North Street, Bethlehem,
PA 18018

UPI/Tax Parcel Number:

P6NE2A/28/1/0204

ALL THAT CERTAIN lot or piece of ground, with the message or tenement thereon erected, located in Bethlehem City, Northampton

County, Pennsylvania, and designated as Lot No. 65 on the plan of lots of Elmwood Park which is recorded in Map Book No.6 at page 27 and in Map Book No. 7 at page 8.

TITLE TO SAID PREMISES is vested in Zana Nassar by deed from Steven V. Splett, said deed recorded on April 2, 2019, in the Northampton County Recorder of Deeds Office in Book 2019-1 at page 56703.

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

No. C-48-CV-2022-06156

JIM THORPE

NEIGHBORHOOD BANK

vs.

77 W. BROAD ST., LLC,
SHANNA L. MARKS

Property Address:

77 West Broad Street, Unit 10C,
Bethlehem, PA 18018-3881

UPI/Tax Parcel Number:

P6NE1D/10/5-10A/0204

ALL THAT CERTAIN unit, designated as No. 10C, retail, of Payson House, a condominium located in Bethlehem City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in 77 W. Broad St, LLC, by deed from Brian Kemmerer and Connie Kemmerer, a married couple, said deed recorded on October 11, 2017, in the Northampton County Recorder of Deeds Office in Book 2017-1 at page 221816.

THEREON BEING a one-story commercial storefront in a three-story shopping center/apartment building complex with brick exterior and shingle roof.

No. C-48-CV-2022-06295

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 Chester and Snyder Streets, between Hunter and Fisher Streets, in the Fifteenth Ward of Bethlehem City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Ethan M. Medgie by deed from Alexander J. Fartel and Nancy A. Zdravec, Executor and Executrix 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 Cape Cod-style single residential dwelling with brick exterior, shingle roof and two-car garage.

No. C-48-CV-2022-06709

FREEDOM MORTGAGE
CORPORATION

vs.

JOHN JOSEPH MCKERNAN,
ROBIN MCKERNAN

Property Address:

502 Pennsylvania Avenue,
Portland, PA 18351

UPI/Tax Parcel Number:

C11NE2B/2/6/0127

ALL THAT CERTAIN lot or piece of land, together with the improvements thereon erected, situate in Portland Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in John McKernan and Robin McKernan, husband and wife, by deed from Ronald L. Angle, said deed recorded on September 21, 2005, in the Northampton County Recorder of Deeds Office in Book 2005-1 at page 366850.

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

No. C-48-CV-2022-08090

WELLS FARGO BANK, N.A. ET AL.
vs.

MICHAEL SHANNON,
AS EXECUTOR AND DEVISEE
OF THE ESTATE OF
FREDERICK H. SHANNON

Property Address:

1216 Railroad Street, Bethlehem,
PA 18015

UPI/Tax Parcel Number:

P6NE3C/6/7/0204

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

TITLE TO SAID PREMISES is vested in Frederick H. Shannon, unmarried, by deed from Carlos H. Garzon, Sr., and Teresa Garzon, husband and wife, said deed recorded on September 27, 1999, in the Northampton County Recorder of Deeds Office in Book 1999-1 at page 146559. The said Frederick H. Shannon departed this life on or about November 6, 2020.

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

A Schedule of Distribution will be filed by the Sheriff thirty days from the date of the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten days from the date of filing the Schedule of Distribution.

RICHARD H. JOHNSTON
Sheriff
Northampton County,
Pennsylvania

DAVID J. CERAUL, ESQUIRE
Solicitor to the Sheriff

Mar. 16, 23, 30