

**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****BOKSAN, MICHAEL J.,** dec'd.

Late of Bethlehem, Northampton County, PA

Executrix: Lisa Marie Rader 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

**BREINER, ARTHUR L. a/k/a A.L.**

**BREINER,** dec'd.

Late of Forks Township, Northampton County, PA

Administrator: Eric Matthew Breiner c/o Barbara Rush Renkert, Esquire, 2120 Northampton Street, Easton, PA 18042

Attorney: Barbara Rush Renkert, Esquire, 2120 Northampton Street, Easton, PA 18042

**COMUNALE, JAMES,** dec'd.

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

Executrix: Tasha Rebecca Kale 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

**DALRYMPLE, SHARON LEE,** dec'd.

Late of Forks Township, Northampton County, PA

Executor: David J. Dalrymple, 426 Freedom Court, Easton, PA 18040

Attorney: Robery P. Daday, Esquire, 1030 W. Walnut Street, Allentown, PA 18102

**DIDIMAMOFF, DAVID J.,** dec'd.

Late of Bethlehem Township, Northampton County, PA

Co-Executors: Ellen M. Didimamoff-Thomas and David J. Didimamoff, Jr. c/o Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045

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

**GIUNTA, EUGENE, JR.,** dec'd.

Late of the Township of Palmer, Northampton County, PA

Executor: Christopher Giunta 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

**HESS, WILLIAM WILSON,** dec'd.

Late of Williams Township, Northampton County, PA

Executrix: Denise L. Bergstresser, 505 Buttermilk Road, Easton, PA 18042

**LUGG, LUCY M.**, dec'd.

Late of the Borough of Pen Argyl,  
Northampton County, PA  
Executor: Donald Bruce Lugg  
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

**LYON, DAVID THOMAS**, dec'd.

Late of the Township of Forks,  
Northampton County, PA  
Co-Executrices: Rosemary  
Catherine Lattimer and Antonia  
Grifo, 318 Spring Garden Street,  
Easton, PA 18042-3552  
Attorney: Antonia Grifo, Esquire,  
318 Spring Garden Street,  
Easton, PA 18042-3552

**MESSER, JOHN ALAN a/k/a  
JOHN A. MESSER**, dec'd.

Late of Nazareth, Northampton  
County, PA  
Executor: Ryan S. Messer c/o  
Keith W. Strohl, Esquire, Steckel  
and Stopp LLC, 125 S. Walnut  
Street, Suite 210, Slatington, PA  
18080  
Attorneys: Keith W. Strohl,  
Esquire, Steckel and Stopp LLC,  
125 S. Walnut Street, Suite 210,  
Slatington, PA 18080

**MICEK, FRANK A.**, dec'd.

Late of Hanover Township,  
Northampton County, PA  
Executrix: Geraldine Halper,  
2830 Glenwood Springs Drive,  
Glenwood, MD 21738  
Attorneys: Arthur J. Becker, Jr.,  
Esquire, Becker Law Group, P.C.

**MULLER, CAROLYN S.**, dec'd.

Late of Wind Gap, Northampton  
County, PA

Administrators: Kyle Robert  
Muller, 2265 Lafayette Park  
Drive, Apartment B8, Easton, PA  
18040 and Kelly A. Bove, 6465  
Mountain View Drive, Slatington,  
PA 18080

Attorney: Marla J. Melman,  
Esquire, 1644 W. Walnut Street,  
Allentown, PA 18102

**PALACIO, JUSTO LUIS**, dec'd.

Late of the City of Easton, North-  
ampton County, PA  
Administratrix: Nicole M.  
Thomas c/o Goudsouzian &  
Associates, 2940 William Penn  
Highway, Easton, PA 18045-  
5227

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

**PFISTER, DAVID C.**, dec'd.

Late of the Township of Williams,  
Northampton County, PA  
Administrator: James Allen  
Pfister 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

**REIMER, CURTIS A.**, dec'd.

Late of the Township of Plainfield,  
Northampton County, PA  
Executrix: Krista Megan St. John  
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

**SERFASS, HAROLD A.**, dec'd.

Late of Kunkletown, Monroe  
County, PA

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

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

**STEPHENSON, EDWARD T., JR.,** dec'd.

Late of Bethlehem Township, Northampton County, PA

Executrix: Debra Ann McGlade a/k/a Debra Ann Shuck 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

**STETTNER, RAYMOND J., SR.,** dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executor: Raymond J. Stettler, Jr. 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

**STONE, DANA L.,** dec'd.

Late of the Borough of Bath, East Allen Township, Northampton County, PA

Executor: Thomas Lee Stone c/o Tara A. Eckels, Esquire, 4510 Bath Pike, Suite 201, Bethlehem, PA 18017

Attorney: Tara A. Eckels, Esquire, 4510 Bath Pike, Suite 201, Bethlehem, PA 18017

**SZAKALY, JANICE E.,** dec'd.

Late of Walnutport, Northampton County, PA

Executrix: Jane Ann Powell c/o Keith W. Strohl, Esquire, Steckel and Stopp LLC, 125 S. Walnut Street, Suite 210, Slatington, PA 18080

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

**VIOLETT, JOSEPH T.,** dec'd.

Late of Bethlehem, Northampton County, PA

Administrator: Jeffrey E. Violett 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

**WARR, ALLEN MURRAY,** dec'd.

Late of the City of Easton, Northampton County, PA

Administratrix: Nicole M. Thomas c/o Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045-5227

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

**WERNER, CAROLYN G.,** dec'd.

Late of Northampton, Northampton County, PA

The Walter T. Werner and Carolyn G. Werner Living Trust Settlor: Carolyn G. Werner

Trustee: Lisa A. Doan c/o Keith W. Strohl, Esquire, Steckel and Stopp LLC, 125 S. Walnut Street, Suite 210, Slatington, PA 18080

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

**SECOND PUBLICATION**

**BEERS, THERESA M.A.,** dec'd.

Late of the Township of Moore,  
Northampton County, PA  
Co-Administrators: Donald W.  
Beers, III and William J. Beers  
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

**BOYLE, SUZANNE M.,** dec'd.

Late of the City of Allentown,  
Lehigh County, PA  
Administratrix: Caroline M.  
Correa 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

**BRITA, ANGELA M.,** dec'd.

Late of the Township of  
Bethlehem, Northampton  
County, PA

Executor: Joseph Michael Brita  
c/o Henry R. Newton, Jr.,  
Esquire, 127 N. 4th Street,  
Easton, PA 18042

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

**CAPOZZOLI, FRANCIS J. a/k/a**

**FRANK J. CAPOZZOLI,** dec'd.  
Late of Hellertown, Northampton  
County, PA

Executrix: Sylvia M. Capozzoli,  
56 Sweet Briar Lane, Jim Thorpe,  
PA 18229

Attorney: Robert S. Frycklund,  
Esquire, 49 East Ludlow Street,  
P.O. Box 190, Summit Hill, PA  
18250

**CHELI, MARGARET E.,** dec'd.

Late of the City of Bethlehem,  
Northampton County, PA  
Executrix: Rachel Cheli Strohl  
c/o Henry R. Newton, Jr.,  
Esquire, 127 N. 4th Street,  
Easton, PA 18042

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

**DOBEL, SUZANNE K.,** dec'd.

Late of Bushkill Township,  
Northampton County, PA  
Executor: Vaughn S. Dobel, Jr.  
c/o T. Benjamin Traud, Esquire,  
Traud Law Offices, 3055 College  
Heights Blvd., Ste. 2A, Allentown,  
PA 18104

Attorneys: T. Benjamin Traud,  
Esquire, Traud Law Offices,  
3055 College Heights Blvd., Ste.  
2A, Allentown, PA 18104

**FILLMORE, DAVID L.,** dec'd.

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

Executor: Christopher H.  
Fillmore 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

**HERBST, DUANE F.,** dec'd.

Late of the Borough of Nazareth,  
Northampton County, PA

Executor: Michael A. Herbst 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

**HOWARD, ETHELBERG**, dec'd.

Late of 4227 Gloria Lane, Bethlehem, Northampton County, PA

Executor: Shannon Howard, 8605 Vine Maple Way, Indianapolis, IN 46278

Attorneys: Kim M. Gillen, Esquire, The Law Office of Kim M. Gillen, P.C., 613 Blakeslee Boulevard Dr. E., Suite 103, Leighton, PA 18235

**KRYCIA, PATRICIA A.**, dec'd.

Late of the Borough of Hellertown, Northampton County, PA

Executrix: Susan K. Leraris, 1157 Marfield Dr., Nazareth, PA 18064

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

**McGUINNESS, HARRIET M.**, dec'd.

Late of the Township of Palmer, Northampton County, PA

Executrix: Molly McGuinness Scomillio, P.O. Box 1409, Bethlehem, PA 18016

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

**PYSHER, DALE L.**, dec'd.

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

Executor: Andrew Dale Pysher 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

**SILIMPERI, VICTOR J.**, dec'd.

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

Executrix: Marilyn S. Henning 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

**SMITH, NANCY A.**, dec'd.

Late of the Township of Bushkill, Northampton County, PA

Executrix: Linda S. Langstaff, 1230 Clearfield Rd., Nazareth, PA 18064

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

**STUMP, HELEN F.**, dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executrix: Constance A. Hendershot 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

**THIRD PUBLICATION**

**BAJAN, SHIRLEY J.**, dec'd.

Late of the Borough of Nazareth, Northampton County, PA

Co-Administrators: Stephen Bajan; Randy Edward Bajan and Tamara A. Pilgermayer 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

**CURTIS, JUDITH LEE**, dec'd.

Late of Easton City, Northampton  
County, PA

Executrix: Dawn Kleintop c/o  
Steven D.W. Miller, Esquire,  
CELA, Miller Law Firm PC, 718  
Poplar Street, Suite I, Lebanon,  
PA 17042

Attorneys: Steven D.W. Miller,  
Esquire, CELA, Miller Law Firm  
PC, 718 Poplar Street, Suite I,  
Lebanon, PA 17042

**DEAN, VICKY O.**, dec'd.

Late of the Township of Palmer,  
Northampton County, PA

Administrator: Tyler J. Dean c/o  
William H. Dayton, Jr., Esquire,  
Mosebach, Funt, Dayton &  
Duckworth, P.C., 2045 Westgate  
Drive, Suite 404, Bethlehem, PA  
18017

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

**MYERS, GRACE M.**, dec'd.

Late of the Township of  
Bethlehem, Northampton  
County, PA

Executor: Gerald Michael Yuknis  
c/o Goudsouzian & Associates,  
2940 William Penn Highway,  
Easton, PA 18045

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

**NEUBAUER, ELIZABETH JANE**,  
dec'd.

Late of the Township of Forks,  
Northampton County, PA

Executrices: Adrienne Lynn  
Grier, 4715 Richmond Road,  
Easton, PA 18045 and Karen  
Elaine Fretz, 2916 Hay Terrace,  
Easton, PA 18045

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

**REPSHER, JEAN J.**, dec'd.

Late of the Township of Moore,  
Northampton County, PA

Executor: Christopher S.  
Repsher c/o Richard H. Pepper,  
Esquire, 717 Washington Street,  
Easton, PA 18042

Attorney: Richard H. Pepper,  
Esquire, 717 Washington Street,  
Easton, PA 18042

**SOST, CAMILLE D.**, dec'd.

Late of Wind Gap, Northampton  
County, PA

Executrix: Cari Friend c/o  
Jeffrey A. Durney, Esquire,  
Durney, Worthington & Madden,  
LLC, P.O. Box 536, Tannersville,  
PA 18372-0536

Attorneys: Jeffrey A. Durney,  
Esquire, Durney, Worthington &  
Madden, LLC, P.O. Box 536,  
Tannersville, PA 18372-0536

**STACKHOUSE, RICHARD J.**,  
dec'd.

Late of Wilson Borough, North-  
ampton County, PA

Administrator: Kyle R.  
Stackhouse 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

**TASCHMAN, BARRY M.,** dec'd.

Late of the Borough of Bangor, Northampton County, PA  
 Administrator: Robert G. Taschman 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

**TRAVIS, WARREN H.,** dec'd.

Late of Palmer Township, Northampton County, PA  
 Administrator: Richard S. Paul, 485 Memorial Highway, Fleetwood, PA 19522  
 Attorneys: Jeffrey C. Karver, Esquire, Boyd & Karver, 7 E. Philadelphia Ave., Ste. 1, Boyertown, PA 19512

**VITALE, KELLY M.,** dec'd.

Late of Bethlehem, Northampton County, PA  
 Administrator: Michael J. Vitale, 3805 Dartmouth Dr., Bethlehem, PA 18020  
 Attorneys: Karl C. Helgerson, Esquire, Fox Rothschild LLP, 2800 Kelly Road, Suite 200, Warrington, PA 18976

**VORON, DIANE P.,** dec'd.

Late of the City of Bethlehem, Northampton County, PA  
 Executor: Robert John Voron 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

**NOTICE FOR CHANGE OF NAME**

NOTICE IS HEREBY GIVEN that on July 1, 2024, the petition of Sarah Coelho was filed in Northampton County Court of Common Pleas at No. C-48-CV-2024-058466, seeking to change name of petitioner from

Sarah Ellen Coelho to Sarah Ellen Coelho-Dalrymple. The court has fixed Tuesday, September 3, 2024, 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 any they have, why the prayer of the petitioner should not be granted.

July 18

**PUBLIC NOTICE OF AN EXISTING NOTICE OF NO TRESPASS**

NOTICE OF FOREIGN LAW,  
 ON PRIVATE LAND;

Read before entering:

You are hereby noticed that entering This land subjects You to This Contract:

Five thousand dollar (\$5,000.00 in Silver) Land use fee;

Notice to individuals and agents of any and all governments:

By entering This land located at 100 Tumble Creek Road, Easton, PA 18042, you accept all of the stated terms in full on signs posted.

Additionally, you affirm both individually and in your official capacity under the penalty of perjury, under the laws of these United States of America (Title 28 U.S.C. Sec. 1746), that you support the Constitution for these United States of America and the Constitution for This Republic, circa 1776, in compliance with and acknowledgment that you have taken an Oath to perform acts and actions adherent to same.

A complete copy Notice of the No Trespass sign(s) posted, with a list of applicable ordinances and fee schedule you are subject to are available upon request by mailing said requests to Agent: Roth-P.: Healey, c/o 2430 Butler St #157, Easton, Pennsylvania [18042].

July 18

**PUBLIC NOTICE OF AN EXISTING  
NOTICE OF NO TRESPASS  
NOTICE OF FOREIGN LAW,  
ON PRIVATE LAND;**

Read before entering:

You are hereby noticed that entering This land subjects You to This Contract:

Five thousand dollar (\$5,000.00 in Silver) Land use fee;

Notice to individuals and agents of any and all governments:

By entering This land located at 3110 Bath Pike, Nazareth, PA 18064, you accept all of the stated terms in full on signs posted.

Additionally, you affirm both individually and in your official capacity under the penalty of perjury, under the laws of these United States of America (Title 28 U.S.C. Sec. 1746), that you support the Constitution for these United States of America and the Constitution for This Republic, circa 1776, in compliance with and acknowledgment that you have taken an Oath to perform acts and actions adherent to same.

A complete copy of Notice of the No Trespass sign(s) posted, with a list of applicable ordinances and fee schedule you are subject to, are available upon request by mailing said requests to Owner: George-A.: Polak, c/o 3110 Bath Pike, Nazareth, Pennsylvania [18064].

July 18

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

CIVIL ACTION—QUIET TITLE  
IN RE: LARNIC PROPERTIES, LP  
TAX PARCEL NO. L8SE3 14 7 0324  
**NO.: C-48-CV-2024-05686**

NOTICE

A suit has been filed in Court to quiet title to an unnamed, unopened “paper alley” bordered to the east of Northampton County Tax Parcel L8SE3 14 7 0324. All interested parties wishing to defend against the claims set forth in the Complaint in Quiet Title filed, must take action within twenty (20) days after this Notice is served via publication, by entering a written appearance personally or by attorney and filing in writing with the Court defenses or objections to the claims set forth in the Complaint. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for the relief requested 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 PAPER 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  
P.O. Box 4733  
Easton, PA 18043-4733  
Telephone: (610) 258-6333

ANTHONY GIOVANNINI,  
JR., ESQUIRE  
Attorney I.D. #326345  
BROUGHAL & DeVITO, L.L.P.  
Attorneys for Plaintiffs

38 W. Market Street  
Bethlehem, PA 18018  
P: (610) 865-3664  
F: (610) 865-0969  
anthonygiovannini@broughal-devito.com

July 18



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

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on AUGUST 9, 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 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-2016-05550**

NATIONSTAR HECM ACQUISITION  
TRUST 2017-2 ET AL.

vs.

JANET L. FRANKENFIELD

**Property Address:**

3655 Nijaro Road, Bethlehem, PA  
18020

**UPI/Tax Parcel Number:**

M7NW4/1/1B/0205

ALL THAT CERTAIN parcel, piece or tract of land situate in Bethlehem Township, Northampton County, Pennsylvania, being Lot #9 on the Plan of Oakland Hills Subdivision Moser Tract Number 1, Section C, Block U, as recorded in Plan Book 43 at page 1.

TITLE TO SAID PREMISES is vested in Wallace F. Frankenfield and Janet L. Frankenfield, his wife, by deed from Nija Realty Corp., said deed recorded on September 30, 1977, in the Northampton County Recorder of Deeds office in Book 572 at page 155. The said Wallace F. Frankenfield departed this life on May 2, 2013, whereby title vested solely to Janet L. Frankenfield by operation of law.

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

**No. C-48-CV-2022-02229**

LEGACY MORTGAGE ASSET  
TRUST 2019-GS7

vs.

BRANDON HEIMBACH, KNOWN  
HEIR OF ROBERT C. HEIMBACH,  
UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS AND ALL PERSONS  
CLAIMING RIGHT, TITLE AND  
INTEREST FROM OR UNDER  
CAROL A. HEIMBACH,  
DECEASED, UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS AND ALL  
PERSONS CLAIMING RIGHT, TITLE  
AND INTEREST FROM OR UNDER  
ROBERT C. HEIMBACH,  
DECEASED

**Property Address:**

1409 Lorain Avenue, Bethlehem,  
PA 18018

**UPI/Tax Parcel Number:**

N6SE4A/3/8/0204

ALL THAT CERTAIN messuage or tenement and lot or piece of land situate on the west side of Lorain Avenue in Bethlehem City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Robert C. Heimbach by deed from Carol A. Heimbach, said deed recorded on September 20, 2011, in the Northampton County Recorder of Deeds office in Book 2011-1 at page 192845. And the said Robert C. Heimbach departed this life on July 11, 2021.

THEREON BEING ERECTED a two-story residential row home with aluminum siding/brick exterior and flat roof.

**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, Freemansburg, PA 18017-7208

**UPI/Tax Parcel Number:**

P7NW2A/2/19/0212

ALL THAT CERTAIN message or tenement and tract of land situate on Clearfield Terrace 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 two-story residential row home with aluminum siding and shingle roof.

**No. C-48-CV-2023-02808**

U.S. BANK TRUST NATIONAL ASSOCIATION ET AL.

vs.

CLARK DANIEL HESS, JR., AS HEIR OF JOAN HESS a/k/a JOAN BATCHLER, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATION CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOAN HESS a/k/a JOAN BATCHLER

**Property Address:**

5519 Lower Mud Run Road, Easton, PA 18040

**UPI/Tax Parcel Number:**

H10/6/18/0117

ALL THAT CERTAIN tract or parcel of land situate in Lower Mount Bethel Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Clark Daniel Hess, Jr., by deed from Clark Daniel Hess, Jr., Administrator of the Estate of Joan M. Hess, said deed recorded on July 28, 2023, in the Northampton County Recorder of Deeds office in Book 2023-1 at page 139441.

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

**No. C-48-CV-2023-03434**

HSBC BANK USA,  
NATIONAL ASSOCIATION, AS  
TRUSTEE ET AL.

vs.

JOSEPH ROSE, III

**Property Address:**

3670 North Delaware Drive, Easton, PA 18040

**UPI/Tax Parcel Number:**

J10/3/8/0311

ALL THAT CERTAIN lot or tract of land, with the dwelling thereon erected, situate in Forks Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Joseph Rose, III, as sole owner, by deed from Ryan L. Abel, said deed recorded on May 22, 2006, in the Northampton County Recorder of Deeds office in Book 2006-1 at page 202865.

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

**No. C-48-CV-2023-07968**

MCLP ASSET COMPANY, INC.

vs.

RYAN HARTZELL, AS SURVIVING HEIR OF PAUL L. HARTZELL, DECEASED, SHILENE HARTZELL, AS SURVIVING HEIR OF PAUL L. HARTZELL, DECEASED, UNKNOWN SURVIVING HEIRS OF PAUL L. HARTZELL, DECEASED

**Property Address:**

1333 Spruce Street, Easton, PA 18042

**UPI/Tax Parcel Number:**

L9SW2C/12/16/0310

ALL THAT CERTAIN lot of land, together with the improvements thereon erected, situate on the north side of Spruce Street between South Peach and South Fourteenth Streets in Easton City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Paul L. Hartzell by deed from Nelson W. Hartzell and Janice G. Hartzell, his wife, said deed recorded on January 22, 2004, in the Northampton County Recorder of Deeds office in Book 2004-1 at page 024950. The said Paul L. Hartzell departed this life on or about January 6, 2020.

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

**No. C-48-CV-2023-10568**

DEUTSCHE BANK  
NATIONAL TRUST COMPANY,  
AS TRUSTEE ET AL.

vs.

LEMUEL B. WILSON a/k/a  
LEMUEL WILSON, DIANE WILSON

**Property Address:**

1220 Center Street, Bethlehem, PA 18018

**UPI/Tax Parcel Number:**

N6SE4B/18/12/0204

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 Lemuel B. Wilson and Diane Wilson, husband and wife, by deed from Daniel E. Cohen, Esq., Master-in-Partition, said deed recorded on February 17, 2012, in the Northampton County Recorder of Deeds office in Book 2012-1 at page 038072.

THEREON BEING vacant land.

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

RICHARD H. JOHNSTON  
Sheriff  
Northampton County,  
Pennsylvania

DAVID J. CERAUL, ESQUIRE  
Solicitor to the Sheriff

July 18, 25; Aug. 1