

**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****CODY, ELIZABETH A.,** dec'd.

Late of the Township of Hanover, Northampton County, PA

Executor: Matthew Cody 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

**DEEGAN, RHODA L.,** dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executor: Joseph Michael Deegan 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

**DEUTSCH, ANNA P.,** dec'd.

Late of the Borough of Nazareth, Northampton County, PA

Executor: John S. Deutsch, Jr. c/o Scott R. Sterier, Esquire, Pierce & Steirer, LLC, 124 Belvidere Street, Nazareth, PA 18064

Attorneys: Scott R. Sterier, Esquire, Pierce & Steirer, LLC, 124 Belvidere Street, Nazareth, PA 18064

**FEHR, ANNE MARIE,** dec'd.

Late of the Borough of Nazareth, Northampton County, PA

Co-Executors: Deborah M. Mireau and Glenn R. Mireau 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

**FERRIER, ROBERT LEE,** dec'd.

Late of Upper Mount Bethel Township, Northampton County, PA

Administratrix: Carolyn E. Ferrier c/o Judith A. Harris, Esquire, Norris McLaughlin, P.A., 515 West Hamilton Street, Suite 502, Allentown, PA 18101

Attorneys: Judith A. Harris, Esquire, Norris McLaughlin, P.A., 515 West Hamilton Street, Suite 502, Allentown, PA 18101

**KANE, KEVIN MICHAEL,** dec'd.

Late of the Borough of Tatamy, Northampton County, PA

Executrix: Bonnie Kate Kane c/o Law Offices of Lawrence B. Fox, P.C., 1834 Pennsylvania Avenue, Allentown, PA 18109

Attorneys: Law Offices of Lawrence B. Fox, P.C., 1834 Pennsylvania Avenue, Allentown, PA 18109

**POLITI, NICHOLAS F., JR.,** dec'd.

Late of Northampton Borough, Northampton County, PA

Executor: Eric Michael Politi c/o Joshua D. Shulman, Esquire, Shulman Law Office PC, 1935 Center Street, Northampton, PA 18067

Attorneys: Joshua D. Shulman, Esquire, Shulman Law Office PC, 1935 Center Street, Northampton, PA 18067

**ROWE, THOMAS E.,** dec'd.

Late of the City of Bethlehem, Northampton County, PA

Administratrix: Carolyn Marie George c/o Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045

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

**TAORMINA, ANTONIO,** dec'd.

Late of the Township of Palmer, Northampton County, PA

Executrix: Josephine A. Taormina c/o Theresa Hogan, Esquire, 340 Spring Garden Street, Easton, PA 18042

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

**VRANCKEN, ROBERT L.,** dec'd.

Late of Easton, Northampton County, PA

Executrix: Kristen Vrancken c/o Santanasto Law, 210 E. Broad St., Bethlehem, PA 18018

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

**SECOND PUBLICATION**

**BERNHARDT, JEANETTE C.,**

dec'd.

Late of Danielsville, Northampton County, PA

Executor: Timothy M. Bernhardt, 4031 Perry Court W., Danielsville, PA 18038

Attorneys: Robin J. Marzella, Esquire, R.J. Marzella & Associates, 3513 North Front Street, Harrisburg, PA 17110

**COSPER, ELIZABETH J.,** dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Executor: John R. Urofsky c/o Robert C. Brown, Jr., Esquire, Fox, Oldt & Brown, 940 W. Lafayette Street, Suite 100, Easton, PA 18042

Attorneys: Robert C. Brown, Jr., Esquire, Fox, Oldt & Brown, 940 W. Lafayette Street, Suite 100, Easton, PA 18042

**CRAWFORD, SHERRY LYNN,** dec'd.

Late of Hanover Township, Northampton County, PA

Executrix: Heather C. Van Ackeren, 740 Barclay Drive, Bethlehem, PA 18017

Attorneys: James M. McClure, Esquire, BZM Law, P.C., 113 Fourth Street, Huntingdon, PA 16652-1417

**DICKISSON, RONALD EARL a/k/a RONALD DICKISSON,** dec'd.

Late of Lower Saucon Township, Northampton County, PA

Administratrix: Sharon Scerbo c/o David L. Horvath, Esquire, 712 Monroe Street, Stroudsburg, PA 18360-0511

Attorney: David L. Horvath, Esquire, 712 Monroe Street, Stroudsburg, PA 18360-0511

**FRIED, DONNA G.,** dec'd.

Late of Bethlehem, Northampton County, PA

Administrator: Melwyn Fried c/o Rebecca M. Young, Esquire and Lia K. Snyder, Esquire, Young & Young, 119 E. Main Street, Macungie, PA 18062

Attorneys: Rebecca M. Young, Esquire and Lia K. Snyder, Esquire, Young & Young, 119 E. Main Street, Macungie, PA 18062

**GIBBONS, WILLIAM R.**, dec'd.

Late of the Township of Palmer, Northampton County, PA  
Executrix: Denise B. Gibbons 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

**GRUBE, MARIE T.**, dec'd.

Late of the Borough of Bath, Northampton County, PA  
Executrix: Lori Rowlands, 221 Roosevelt St., Wind Gap, PA 18091

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

**HOWELL, CHARLES DAVID**, dec'd.

Late of the Township of Forks, Northampton County, PA  
Executor: Steven N. Goudsouzian c/o Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045-5227

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

**KURT, HILDEGARD A.**, dec'd.

Late of Nazareth, Northampton County, PA  
Executors: Jeffrey Kurt, 18 Kline Road, Hillsborough, NJ 08844,

Andrea Kurt Flannery, 800 Marshall Road, River Vale, NJ 07675, and Christopher Kurt, 835 Highland Road, Frankfort, IL 60423

Attorney: John J. Caleca, III, Esquire, 192 Lincoln Road, Phillipsburg, NJ 08865

**LANDSIEDEL, NATALIE E.**, dec'd.

Late of Lower Nazareth Township, Northampton County, PA  
Executor: Walter Ryan Schuster 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

**OSWALD, ANNA M.**, dec'd.

Late of the City of Bethlehem, Northampton County, PA  
Co-Executors: William C. Oswald and Thomas W. Oswald 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

**PYSHER, ETHEL M.**, dec'd.

Late of the Township of Palmer, Northampton County, PA  
Executrix: Arlene P.K. Muschlitz a/k/a Arlene G. Kerchner 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

**SCHAEDLER, RICHARD JOHN,**  
dec'd.

Late of Hellertown, Northampton  
County, PA

Executor: Matthew Justin  
Schaedler 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

**SILFIES-WALK, BETTY D.,** dec'd.

Late of the Borough of Bath,  
Northampton County, PA

Co-Executors: Carol A. Kocher,  
3917 Wood Drive, Walnutport,  
PA 18088 and Daniel H. Silfies,  
26 Tulip Drive, Newtown, PA  
18940

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

**WITCOSKIE, JOANNE A.,** dec'd.

Late of Bethlehem, Northampton  
County, PA

Executrix: Marlene Witcoskie c/o  
Santanasto Law, 210 E. Broad  
St., Bethlehem, PA 18018

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

**THIRD PUBLICATION**

**BONGE, JOHN W.,** dec'd.

Late of the City of Bethlehem,  
Northampton County, PA

The John W. Bonge Revocable  
Trust, now known as the John  
W. Bonge Trust

Settlor: John W. Bonge

Co-Trustees: Stephen W. Bonge  
and Gregory W. Bonge c/o Kevin  
Frank Danyi, Esquire, Danyi

Law, P.C., 133 East Broad Street,  
Bethlehem, PA 18018

Attorneys: Kevin Frank Danyi,  
Esquire, Danyi Law, P.C., 133  
East Broad Street, Bethlehem,  
PA 18018

**BONNELL, ELIZABETH J.,** dec'd.

Late of the Township of Palmer,  
Northampton County, PA

Executrix: Diane L. Jones c/o  
Stanley M. Vasiliadis, Esquire,  
Vasiliadis Pappas Associates,  
LLC, 2551 Baglyos Circle, Suite  
A-14, Bethlehem, PA 18020

Attorneys: Stanley M. Vasiliadis,  
Esquire, Vasiliadis Pappas  
Associates, LLC, 2551 Baglyos  
Circle, Suite A-14, Bethlehem,  
PA 18020

**DiGANGI, VITA,** dec'd.

Late of the Township of Forks,  
Northampton County, PA

Executor: Joseph A. DiGangi, Jr.  
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

**FENNER, BARRY NORMAN,** dec'd.

Late of 214 Main Street, Wal-  
nutport, Northampton County,  
PA

Administrator: Dale Fenner c/o  
David M. Sebelin, Esquire,  
Sebelin & Sebelin, P.C., 301  
South 3rd Street, Lehighton, PA  
18235

Attorneys: David M. Sebelin,  
Esquire, Sebelin & Sebelin, P.C.,  
301 South 3rd Street, Lehighton,  
PA 18235

**FISCHER, RALPH C.**, dec'd.

Late of the City of Bethlehem, Northampton County, PA  
Executrix: Carol Joan Homeyer 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

**FLAGG, DOROTHY B. a/k/a DOROTHY J. FLAGG**, dec'd.

Late of Easton, Northampton County, PA

Executor: James Stephen Flagg c/o Santanasto Law, 210 E. Broad St., Bethlehem, PA 18018  
Attorneys: Michael A. Santanasto, Esquire, Santanasto Law, 210 E. Broad St., Bethlehem, PA 18018

**GUSHEN, HELEN**, dec'd.

Late of Hellertown, Northampton County, PA

Co-Executors: Thomas Albert Gushen, Jr. and Jonathan M. Gushen c/o Emily A. Zettlemoyer, Esquire, Zettlemoyer Law Office, LLP, 53 North 3rd Street, Emmaus, PA 18049

Attorneys: Emily A. Zettlemoyer, Esquire, Zettlemoyer Law Office, LLP, 53 North 3rd Street, Emmaus, PA 18049

**HERTZOG, JOHN P.**, dec'd.

Late of Northampton Borough, Northampton County, PA  
Administrator C.T.A.: Gregory Earl Weigard 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

**KARMONICK, JAMES**, dec'd.

Late of Lehigh Township, Walnutport, Northampton County, PA

Executrix: Jennifer A. Karmonick 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

**KENNEY, DEBRA A.**, dec'd.

Late of Freemansburg, Northampton County, PA

Executrix: Stephanie Gjevukaj, 571 County Road 579, Hampton, NJ 08827

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

**KENNEY, MICHAEL V., JR.**, dec'd.

Late of Freemansburg, Northampton County, PA

Executrix: Stephanie Gjevukaj, 571 County Road 579, Hampton, NJ 08827

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

**KHOURY, THOMAS G.**, dec'd.

Late of 1751 Deer Run Road, Lower Saucon Township, Northampton County, PA

Co-Personal Representatives: Kimberly Khoury Adams and Jennifer Khoury Newcomb c/o R. Nicholas Nanovic, Esquire

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

**MARTUCCI, LUCILLE C.**, dec'd.

Late of the City of Bethlehem,  
Northampton County, PA  
Administrator: Stephen J. Labert  
c/o P. Christopher Cotturo,  
Esquire, 75 Bangor Junction  
Road, Bangor, PA 18013  
Attorney: P. Christopher Cotturo,  
Esquire, 75 Bangor Junction  
Road, Bangor, PA 18013

**NODZAK, MAY ELLEN**, dec'd.

Late of the Township of Upper  
Mount Bethel, Northampton  
County, PA  
Executrix: Lauren Ann De  
Angelis c/o George M. Vasiliadis,  
Esquire, Vasiliadis Pappas  
Associates, LLC, 2551 Baglyos  
Circle, Suite A-14, Bethlehem,  
PA 18020  
Attorneys: George M. Vasiliadis,  
Esquire, Vasiliadis Pappas  
Associates, LLC, 2551 Baglyos  
Circle, Suite A-14, Bethlehem,  
PA 18020

**PFEIFFER, ROSEMARIE**, dec'd.

Late of the Borough of Portland,  
Northampton County, PA  
Executor: Richard Pfeiffer 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

**PFLUGLER, EDWARD E.**, dec'd.

Late of the Township of Upper  
Nazareth, Northampton County,  
PA  
Co-Executors: Robin Lynn  
Pflugler Kanefsky, Robert Lee  
Pflugler, Jr. and Laurie A.  
Pflugler Werkheiser 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

**SCHNEIDER, WALTER**, dec'd.

Late of Lower Mt. Bethel  
Township, Northampton County,  
PA  
Administratrix: Ann Laurel  
Visser-Depp, 269 Chemung Rd.,  
Meredith, NH 03253  
Attorneys: Jason R. Costanzo,  
Esquire, ARM Lawyers, 115 E.  
Broad Street, Bethlehem, PA  
18018

**SCHWEITZER, LEO W.H.**, dec'd.

Late of Northampton County, PA  
Leo W.H. Schweitzer and Shirley  
V. Schweitzer Revocable Living  
Trust dated December 5, 2003  
Successor Trustee: Veronica P.  
Schweitzer 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

**SERUGA, MARGARET M.**, dec'd.

Late of the Township of Lower  
Saucon, Northampton County,  
PA  
Executrix: Vickie Lynn Fehlinger  
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

**THOMANN, JUDITH A.**, dec'd.  
Late of Hanover Township, Northampton County, PA  
Administrator: Richard J. Thomann c/o Daniel G. Dougherty, Esquire, 881 3rd St., Suite B-3, Whitehall, PA 18052  
Attorney: Daniel G. Dougherty, Esquire, 881 3rd St., Suite B-3, Whitehall, PA 18052

**TIRRITO, SALVATORE**, dec'd.  
Late of the Borough of Wind Gap, Northampton County, PA  
Executor: Gaetano Sidaras-Tirrito 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

**NOTICE OF INCORPORATION**

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the purpose of incorporating the below named domestic business corporation pursuant to the provisions of the Business Corporation Law of 1988, as amended.

The name of the corporation is:

**WILLOWBROOK DRIVE  
PROPERTY INC.**

STEPHEN WIENER, ESQUIRE  
STEVENS & LEE

840 West Hamilton Street  
Suite 521  
Allentown, PA 18101

Oct. 3

**CERTIFICATE OF  
AUTHORITY NOTICE**

NOTICE IS HEREBY GIVEN that a Foreign Registration Statement was filed with the Pennsylvania Department of State on September 19, 2024 by **Dunn Squared LLC**, a foreign limited liability company formed under the laws of the State of New Jersey, with its principal office located at 7508 Sunset Drive, Avalon, NJ 08202, to do business in Pennsylvania under the provisions of 15 Pa.C.S. §412. The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Northampton County.

ELIZABETH R. GRAVER, ESQUIRE  
PLUNKETT & GRAVER, P.C.

615 Waterfront Drive  
Ste. 301  
Allentown, PA 18102  
Phone Number: (610) 432-1590  
Email: mollyg@plunkettgraver.com

Oct. 3

**NOTICE FOR CHANGE OF NAME**

NOTICE IS HEREBY GIVEN that on July 19, 2024, the Petition of Shahalam Hossain was filed in Northampton County Court of Common Pleas at No. C-48-CV-2024-06507, seeking to change the name of minor child from Jessenia Akter to Subah Hossain. The Court has fixed Wednesday, October 30th, 2024 at 9:00 a.m., in courtroom Motion 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.

Oct. 3

**NOTICE FOR CHANGE OF NAME**

NOTICE IS HEREBY GIVEN that on September 11, 2024, the Petition of Jakob Jerryl Adams Traca was filed in Northampton County Court of

Common Pleas at No. C-48-CV-2024-08998, seeking to the change the name of Petitioner from Jakob Jerryl Adams Traca to Jakob Traca. The Court has fixed Tuesday, November 26, 2024 at 9:00 a.m., in Motions Court at the Northampton County Courthouse as the date for the 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 Petition should not be granted.

Oct. 3

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

IN CUSTODY  
HERBERT SAMUEL  
PETTY, JR., dec'd.  
SANDRA PETTY

Plaintiffs

vs.

COMIA CHANNEL PETTY and  
LEROY MARQUICE ATCHISON  
Defendants

**NO.: C0048 CV 2019 8007**

ORDER OF COURT

TO: LEROY MARQUICE ATCHISON  
TAKE NOTICE THAT A PETITION TO MODIFY CUSTODY was filed on September 19, 2024 in the above matter regarding your minor child: K.A.R.M.P. age 6 years at the time of filing.

You are ordered to appear in person at the Northampton County Courthouse, Easton, Pennsylvania, on November 7, 2024, for a Conciliation Conference.

You may contact Court Administration for the time of the conference which has not yet been set.

You may obtain a copy of the Petition for Modification from the Court.

You may file an Answer or Cross Petition to that filed by the Plaintiffs and present evidence at the hearing.

If you fail to appear as provided by this Order an Order for custody may be entered.

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, BELOW, TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Lawyer Referral Service

P.O. Box 4733

Easton, PA 18042-4733

Telephone: (610) 258-6333

This notice is being publicized as per Pa R.C.P. 430 and an Order of Court dated September 26, 2024.

ALYSSA LOPIANO-REILLY,  
ESQUIRE

I.D. No. 76658

LOPIANO-REILLY LAW  
OFFICES, LLC

Attorneys for Grandparent

1067 Pennsylvania Avenue

Pen Argyl, PA 18072

(610) 863-0700

Oct. 3

**NOTICE FOR PETITION FOR CERTIFICATE OF TITLE FOR MOTOR VEHICLE**

NOTICE IS HEREBY GIVEN that on August 16, 2024, a Petition for Certificate of Title for Motor Vehicle was filed in Northampton County Court of Common Pleas at No. C-48-CV-2024-07428, seeking the title to a 2013 DODGE JOURNEY (VIN 3C4PDCAB1DT722557) registered to ROY E. OLSON, JR. The court has fixed Thursday, October 24, 2024, at 9:00 a.m., at the Northampton County Courthouse as the date of the hearing of the Petition. All persons interested in the proposed certificate of title may appear and show cause, if any they have, why the prayer of the Petitioner should not be granted.



RICHARD EUGENE  
 SANTEE, ESQUIRE  
 SHAY, SANTEE, KELHART &  
 DESCHLER LLC  
 Attorneys for Petitioner  
 44 E. Broad Street  
 Suite 210  
 Bethlehem, PA 18018

Oct. 3

**NOTICE FOR PETITION FOR  
 CERTIFICATE OF TITLE FOR  
 MOTOR VEHICLE**

NOTICE IS HEREBY GIVEN that on August 16, 2024, a Petition for Certificate of Title for Motor Vehicle was filed in Northampton County Court of Common Pleas at No. C-48-CV-2024-07425, seeking the title to a 2013 CHRYSLER 200 (VIN 1C3CCBBG2DN635986) registered to CYNTHIA J. SETVAK. The court has fixed Thursday, October 24, 2024, at 9:00 a.m., at the Northampton County Courthouse as the date of the hearing of the Petition. All persons interested in the proposed certificate of title may appear and show cause, if any they have, why the prayer of the Petitioner should not be granted.

RICHARD EUGENE  
 SANTEE, ESQUIRE  
 SHAY, SANTEE, KELHART &  
 DESCHLER LLC  
 Attorneys for Petitioner  
 44 E. Broad Street  
 Suite 210  
 Bethlehem, PA 18018

Oct. 3

**NOTICE FOR PETITION FOR  
 CERTIFICATE OF TITLE FOR  
 MOTOR VEHICLE**

NOTICE IS HEREBY GIVEN that on August 16, 2024, a Petition for Certificate of Title for Motor Vehicle was filed in Northampton County

Court of Common Pleas at No. C-48-CV-2024-07426, seeking the title to a 2003 FORD F250 (VIN 1FTNF20L23ED16288) registered to TRACY ALLEN STARVER. The court has fixed Thursday, October 24, 2024, at 9:00 a.m., at the Northampton County Courthouse as the date of the hearing of the Petition. All persons interested in the proposed certificate of title may appear and show cause, if any they have, why the prayer of the Petitioner should not be granted.

RICHARD EUGENE  
 SANTEE, ESQUIRE  
 SHAY, SANTEE, KELHART &  
 DESCHLER LLC  
 Attorneys for Petitioner  
 44 E. Broad Street  
 Suite 210  
 Bethlehem, PA 18018

Oct. 3

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

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on OCTOBER 11, 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-2012-05456**  
 BETHLEHEM AREA SCHOOL  
 DISTRICT

vs.

ORLANDO MARTINEZ

**Property Address:**

812 Evans Street, Bethlehem, PA  
 18015

**UPI/Tax Parcel Number:**

P6SE2A/11/4/0204

ALL THAT CERTAIN message and tenement and tract of land situate in Bethlehem City, Northampton County, Pennsylvania, being twenty-four (24) feet of Lot No. 32 Evans Street according to Plan of Augustus Wolle of 1858.

TITLE TO SAID PREMISES is vested in Orlando Martinez by deed from Victor Gonzales, said deed recorded on March 6, 2001, in the Northampton County Recorder of Deeds Office in Book 2001-1 at page 032578.

THEREON BEING vacant land.

**No. C-48-CV-2017-03029**

CITY OF EASTON

vs.

ROBERTO ALANIS

**Property Address:**

1305 Washington Street, Easton, PA 18042

**UPI/Tax Parcel Number:**

L9SW2C/24/10/0310

ALL THAT CERTAIN message, tenement or tract of land situate on the north side of Washington Street in Easton City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Roberto Alanis by deed from Christopher Marc Zindle and Luis Daniel Munoz, said deed recorded on February 8, 2006, in the Northampton County Recorder of Deeds Office in Book 2006-1 at page 055705.

THEREON BEING ERECTED a two-story colonial apartment building with brick exterior and shingle roof.

**No. C-48-CV-2021-07121**

BANGOR BOROUGH AUTHORITY

vs.

MICHAEL REISS

**Property Address:**

306 South Main Street, Bangor, PA 18013

**UPI/Tax Parcel Number:**

E9NE3A/7/1D/0102

ALL THAT CERTAIN message, tenement, tract or piece of land lying and being Bangor Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Michael Reiss by deed from Warren G. Packer, Jr., said deed recorded on July 19, 2016, in the Northampton County Recorder of Deeds Office in Book 2016-1 at page 148563.

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

**No. C-48-CV-2023-02504**

U.S. BANK TRUST NATIONAL ASSOCIATION ET AL.

vs.

ANTHONY J. PILLER, JR.,  
JUDITH PILLER

**Property Address:**

616 Almond Road, Walnutport, PA 18088

**UPI/Tax Parcel Number:**

J2/31/1B-1/0516

ALL THAT CERTAIN lot or tract of land situated in Lehigh Township, Northampton County, Pennsylvania, designated as Lot 4 on Plan of Hedge-Row Manor.

TITLE TO SAID PREMISES is vested in Anthony J. Piller, Jr., and Judith Piller, husband and wife, by deed from Kenneth W. Mensinger and Mildred C. Mensinger, husband and wife, said deed recorded on August 29, 1974, in the Northampton County Recorder of Deeds office in Book 496 at page 338.

THEREON BEING ERECTED a bi-level single residential dwelling with stucco exterior, shingle roof and attached garage.

**No. C-48-CV-2023-05163**

MIDFIRST BANK

vs.

KENNETH A. BLAIR a/k/a  
KENNETH BLAIR

**Property Address:**

372 Juniata Street, Freemans-  
burg, PA 18017

**UPI/Tax Parcel Number:**

N7SW3D/3/1/0212

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

TITLE TO SAID PREMISES is  
vested in Kenneth A. Blair, unmarried,  
by deed from Milton E. Lahr, Jr.,  
married, said deed recorded on  
December 3, 20215, in the Northamp-  
ton County Recorder of Deeds office  
in Book 2015-1 at page 238739.

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

**No. C-48-CV-2023-08841**

COBA, INC., ASSIGNEE OF TD  
BANK, N. A.

vs.

RACHEL FANTAUZZI

**Property Address:**

2020 Livingston Street, Bethlehem,  
PA 18017

**UPI/Tax Parcel Number:**

N7NW4C/14/7/0204

ALL THAT CERTAIN lot or piece of  
ground, with the improvements  
thereon erected, situate in Bethlehem  
City, Northampton County, Pennsyl-  
vania, numbered as Lots 1082, 1083  
and 1084 on Plan of "Bethlehem View  
Tract", as recorded in Map Book 7 at  
page 31.

TITLE TO SAID PREMISES is  
vested in Rachel Fantauzzi by deed  
from Charles G. Redman, Jr., said

deed recorded on May 16, 2018, in  
the Northampton County Recorder of  
Deeds office in Book 2018-1 at page  
096445.

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

**No. C-48-CV-2023-09157**

ROCKET MORTGAGE, LLC f/k/a  
QUICKEN LOANS, LLC f/k/a  
QUICKEN LOANS, INC.

vs.

RALPH M. HEIMRICH,  
UNITED STATES OF AMERICA,  
ELIZABETH A. HEIMRICH

**Property Address:**

16 West Center Street, Nazareth,  
PA 18064

**UPI/Tax Parcel Number:**

J7SE2D/8/11/0421

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

TITLE TO SAID PREMISES is  
vested in Ralph M. Heimrich and  
Elizabeth A. Heimrich, husband and  
wife, and Elizabeth Markulics, as joint  
tenants with rights of survivorship,  
by deed from Richard F. Werner and  
Joan M. Werner, said deed recorded  
on June 25, 2004, in the Northamp-  
ton County Recorder of Deeds office  
in Book 2004-1 at page 247179. The  
said Elizabeth Markulics died on  
October 6, 2010, thereby vesting her  
interest in the surviving joint tenants  
with rights of survivorship.

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

**No. C-48-CV-2023-09278**

LEGACY MORTGAGE ASSET  
TRUST 2020-GS4

vs.

FRANK J. KOERWITZ a/k/a  
FRANK KOERWITZ,  
NAOMI KARAM KOERWITZ a/k/a  
NAOMI K. KOERWITZ,  
UNITED STATES OF AMERICA

**Property Address:**

176 Park Ridge Drive, Easton, PA  
18040

**UPI/Tax Parcel Number:**

K9/6/6-142/0311

ALL THAT CERTAIN tract of land located in Forks Township, Northampton County, Pennsylvania, as shown on a Final Land Development Plan for a P.R.D. entitled Lafayette Park and recorded in Map Book 1999-5 at page 361.

TITLE TO SAID PREMISES is vested in Frank J. Koerwitz and Naomi Karam Koerwitz, husband and wife, by deed from Jack Calahan, Inc., said deed recorded on January 12, 2001, in the Northampton County Recorder of Deeds office in Book 2001-1 at page 007097.

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

**No. C-48-CV-2023-09953**

WILMINGTON SAVINGS FUND  
SOCIETY, FSB ET AL.

vs.

JOSE ENRIQUE PANTOJA

**Property Address:**

653 Alaska Street, Bethlehem, PA  
18015

**UPI/Tax Parcel Number:**

P6SW3B/5/14/0204

ALL THAT CERTAIN message or tenement and lot or parcel of land situated in Bethlehem City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Jose Enrique Pantoja by deed from Jose Enrique Pantoja

a/k/a Jose E. Pantoja, said deed recorded on October 12, 2021, in the Northampton County Recorder of Deeds office in Book 2021-1 at page 366004.

THEREON BEING ERECTED a three-story residential row home with brick exterior and shingle roof.

**No. C-48-CV-2024-01355**

MIDFIRST BANK

vs.

KRYSTEN SQUITIERI

**Property Address:**

439 Main Street, Walnutport, PA  
18088

**UPI/Tax Parcel Number:**

J2NW4C/5/9A/1033

ALL THAT CERTAIN tenement, tract and piece of land, together with the improvements thereon erected, situated in Walnutport Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Krysten Squitieri by deed from Yousif Jabir and Nazih Wakim, said deed recorded on May 21, 2019, in the Northampton County Recorder of Deeds office in Book 2019-1 at page 094924.

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

**No. C-48-CV-2024-01495**

U.S. BANK TRUST COMPANY,  
NATIONAL ASSOCIATION ET AL.

vs.

STEPHEN BUSS a/k/a

STEVEN BUSS, HEIR OR WILLIAM  
BUSS, JR., DECEASED,  
UNKNOWN HEIRS OF WILLIAM  
BUSS JR., DECEASED

**Property Address:**

624 Washington Avenue,  
Northampton, PA 18067

**UPI/Tax Parcel Number:**

M4NW3B/15/5/0522

ALL THAT CERTAIN message or tenement situated on the west side of Washington Avenue, between Sixth and Seventh Streets, in the Third Ward of Northampton Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in William F. Buss, Jr., and Wanda A. Buss, his wife, by deed from Mary E. Wieand, Administratrix of the Estate of Mark F. Wieand, deceased, said deed recorded on November 18, 1992, in the Northampton County Recorder of Deeds office in Book 880 at page 356. The said Wanda A. Buss died on March 8, 2018, whereby title became vested solely in William F. Buss, Jr., by operation of law. And the said William F. Buss, Jr., died on August 19, 2021.

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

**No. C-48-CV-2024-05132**

THE DIME BANK

vs.

M.J. REALTY ASSOCIATES,  
L.L.C., M.J. REALTY ASSOCIATES  
II, L.L.C.

**Property Address:**

2140-2142 Stefko Boulevard,  
Bethlehem, PA 18017

**UPI/Tax Parcel Number:**

N7NW4C/6/11/0204

ALL THOSE CERTAIN lot or piece of land lying and being at the southeast corner of Stefko Boulevard and Glenwood Street in Bethlehem City, Northampton County, Pennsylvania, and known on plan of lots of Bethlehem View Tract as Lots Nos. 943, 944, 945, 946, 947, 1014, 1015, 1016 and 1017.

TITLE TO SAID PREMISES is vested in M. J. Realty Associates, LLC, and M. J. Realty Associates II, LLC, by deed from M. J. Realty Associates II, LLC, and Lo-Bro Associates, LLC, said deed recorded on January 8, 2015, in the Northampton County Recorder of Deeds office in Book 2015-1 at page 004036.

THEREON BEING ERECTED a one-story commercial structure with stucco exterior, half-shingle and half-flat roof, and parking lot.

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

CHRISTOPHER L. ZIEGER  
Acting Sheriff  
Northampton County,  
Pennsylvania

DAVID M. CERAUL, ESQUIRE  
Solicitor to the Sheriff

Sept. 19, 26; Oct. 3