

**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****COX, ANTHONY**, dec'd.

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

Executrix: Curry Marie Cox c/o Theresa Hogan, Esquire, 340 Spring Garden Street, Easton, PA 18042

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

**FRISCH, STEPHEN M.**, dec'd.

Late of the Borough of Northampton, Northampton County, PA

Executor: Stephen Michael Frisch, III c/o Ellen M. Kraft, Esquire, 4510 Bath Pike, Suite 201, Bethlehem, PA 18017-9265  
Attorney: Ellen M. Kraft, Esquire, 4510 Bath Pike, Suite 201, Bethlehem, PA 18017-9265

**HALL, DORIE MARIE**, dec'd.

Late of the Township of Palmer, Northampton County, PA

Executrices: Lisa M. Guth and Cynthia Ann Gilfert c/o Keene Jabbour, Esquire, 701 Washington Street, Easton, PA 18042

Attorney: Keene Jabbour, Esquire, 701 Washington Street, Easton, PA 18042

**LAWLER, RANDALL S., JR.**, dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executrix: Marcella Marie Scheetz c/o Ellen M. Kraft, Esquire, 4510 Bath Pike, Suite 201, Bethlehem, PA 18017-9265  
Attorney: Ellen M. Kraft, Esquire, 4510 Bath Pike, Suite 201, Bethlehem, PA 18017-9265

**LINARES, ANA DORA a/k/a DORA LINARES SALAZAR**, dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Administrator: Luis Enrique Sinisterra 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

**MORGAN, GARY R.**, dec'd.

Late of Lower Saucon Township, Northampton County, PA

Executor: Daniel J. Paci, Grim, Biehn & Thatcher, 104 S. 6th Street, P.O. Box 215, Perkaspie, PA 18944-0215

Attorneys: Daniel J. Paci, Esquire, Grim, Biehn & Thatcher, 104 S. 6th Street, P.O. Box 215, Perkaspie, PA 18944-0215

**NASSO, PETER J.**, dec'd.

Late of the Township of Bushkill, Northampton County, PA

Administratrix: Donna Marie Capichano Simmons 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

**NESEFEDER, WOODROW M.,** dec'd.

Late of the Borough of Bath, Northampton County, PA  
 Executrix: Joanne M. Siegfried c/o April L. Cordts, Esquire, 391 Nazareth Pike, Bethlehem, PA 18020  
 Attorney: April L. Cordts, Esquire, 391 Nazareth Pike, Bethlehem, PA 18020

**O'BOYLE, JOHN M., JR. a/k/a JOHN M. O'BOYLE,** dec'd.

Late of East Allen Township, Northampton County, PA  
 Executors: John M. O'Boyle, III, 2 Linden Dr., Hamburg, PA 19526 and Elizabeth A. Cissel, 5 Sunfish Trl., Fairfield, PA 17320

**ROACH, BETTY A.,** dec'd.

Late of the City of Nazareth, Northampton County, PA  
 Trust of Betty A. Roach  
 Trustee: Alan James Roach 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

**SUTHERLAND, JOHN D.,** dec'd.

Late of Bethlehem, Northampton County, PA  
 Executor: Mr. John H. Sutherland

Attorneys: John D. Lychak, Esquire, Law Offices of John D. Lychak, P.C., 60 W. Broad Street, Suite 98, Bethlehem, PA 18018

**WEAVER, F. BETTY,** dec'd.

Late of Bethlehem, Northampton County, PA  
 Co-Executors: John P. Weaver and Susan C. Lushinsky c/o Noonan Law Office, 526 Walnut St., Allentown, PA 18101  
 Attorneys: Noonan Law Office, 526 Walnut St., Allentown, PA 18101

**WHITE, THEODORE R.,** dec'd.

Late of Hanover Twp., Northampton County, PA  
 Executrix: Nancy Morgan c/o Marilyn Seide Mitchell, Esquire, Herr, Potts & Potts, LLC, 200 Eagle Rd., Ste. 106, Wayne, PA 19087  
 Attorneys: Marilyn Seide Mitchell, Esquire, Herr, Potts & Potts, LLC, 200 Eagle Rd., Ste. 106, Wayne, PA 19087

**YANDRESITZ, RICHARD C.,** dec'd.

Late of the Township of Palmer, Northampton County, PA  
 Executrix: Janice Lee Marie Wolbach 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**

**CANGRO, ROSALIE,** dec'd.

Late of the Township of Lower Nazareth, Northampton County, PA  
 Executrix: Caryn Cangro 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

**DAVIS, DONALD RICHARD, SR.,** dec'd.

Late of Freemansburg Borough, Northampton County, PA  
Administratrix: Dawn R. Paulich c/o Lisa M. Nentwig, Esquire, Dilworth Paxson LLP, 1500 Market St., Ste. 3500E, Philadelphia, PA 19102

Attorneys: Lisa M. Nentwig, Esquire, Dilworth Paxson LLP, 1500 Market St., Ste. 3500E, Philadelphia, PA 19102

**DEMKO, RICHARD E.,** dec'd.

Late of Northampton, Northampton County, PA  
Executrix: Patricia Ann Demko c/o Michael Ira Stump, Esquire, 207 E. Main Street, Suite 100, Macungie, PA 18062

Attorney: Michael Ira Stump, Esquire, 207 E. Main Street, Suite 100, Macungie, PA 18062

**FREYTAG, DAVID S.,** dec'd.

Late of Forks Township, Lehigh County, PA

Executor: James Michael Dowd c/o Christopher R. Gray, Esquire, Norris McLaughlin, P.A., 515 West Hamilton Street, Suite 502, Allentown, PA 18101  
Attorneys: Christopher R. Gray, Esquire, Norris McLaughlin, P.A., 515 West Hamilton Street, Suite 502, Allentown, PA 18101

**HARTZELL, CARL E.,** dec'd.

Late of Palmer Township, Northampton County, PA  
Carl E. Hartzell and Nancy L. Hartzell Revocable Living Trust u/a/d March 25, 2010  
Settlor: Carl E. Hartzell  
Trustee: Jeffrey H. Hartzell c/o David M. Roth, Esquire, The

Roth Law Firm, P.O. Box 4355, Allentown, PA 18105

Attorneys: David M. Roth, Esquire, The Roth Law Firm, P.O. Box 4355, Allentown, PA 18105

**KURTZ, ERIKA,** dec'd.

Late of the Township of Allen, Northampton County, PA  
Executrices: Linda Schlofer and Anita Iasiello 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

**LOCKER, ELIZABETH S.,** dec'd.

Late of Bushkill Twp., Northampton County, PA  
Executrix: Amy L. Krug, 356 Beaver Run Dr., Nazareth, PA 18064

Attorneys: Carol R. Livingood, Esquire, Timoney Knox, LLP, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087

**PARSON, KATHLEEN P.,** dec'd.

Late of Nazareth Borough, Northampton County, PA  
Executor: William W. Parson c/o Ryan M. Bornstein, Esquire, Harvey Ballard & Bornstein, LLC, 800 Lancaster Ave., Ste. T-2, Berwyn, PA 19312  
Attorneys: Ryan M. Bornstein, Esquire, Harvey Ballard & Bornstein, LLC, 800 Lancaster Ave., Ste. T-2, Berwyn, PA 19312

**PATEL, SURYAKANT,** dec'd.

Late of Easton City, Northampton County, PA  
Executrix: Pratima Suryakant Patel c/o Kathryn Ott, Esquire, Palmarella Curry & Raab, P.C., 1255 Drummers Ln., Ste. 105, Wayne, PA 19087

Attorneys: Kathryn Ott, Esquire,  
Palmarella Curry & Raab, P.C.,  
1255 Drummers Ln., Ste. 105,  
Wayne, PA 19087

**POWELL, RALPH F.**, dec'd.

Late of the Borough of Wilson,  
Northampton County, PA  
Executrix: Deborah A. Happel,  
2051 Ferry St., Easton, PA  
18042

**RESNIK, SHARON LYNNE**, dec'd.

Late of the Township of Forks,  
Northampton County, PA  
Personal Representative: Fulton  
Bank, N.A. c/o Kirby G. Upright,  
Esquire, King Spry Herman  
Freund & Faul LLC, One West  
Broad Street, Suite 700,  
Bethlehem, PA 18018  
Attorneys: Kirby G. Upright,  
Esquire, King Spry Herman  
Freund & Faul LLC, One West  
Broad Street, Suite 700,  
Bethlehem, PA 18018

**SCOTT, GLORIA**, dec'd.

Late of the Township of  
Washington, Northampton  
County, PA  
Executor: Philip S. Kostenbader  
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

**THIRD PUBLICATION**

**AOUN, ALAIN**, dec'd.

Late of Bethlehem, Northampton  
County, PA  
Administratrix: Alice Aoun 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

**ARNER, CALVIN A., JR. a/k/a  
CALVIN A. ARNER**, dec'd.

Late of Lehigh Township, North-  
ampton County, PA

Executrix: Karen A.  
Knappenberger, 285 Kestel  
Drive, Kunkletown, PA 18058  
Attorneys: Angela M. Stehle,  
Esquire, Shabbick & Stehle,  
P.C., 533 Delaware Avenue,  
Palmerton, PA 18071

**BARTHOLOMEW, PAUL D., JR.**,  
dec'd.

Late of the Borough of Nazareth,  
Northampton County, PA

Executor: Zackery Paul S.  
Bartholomew 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

**BRAZEE, DANUSA**, dec'd.

Late of Bethlehem, Northampton  
County, PA

Executrix: Michele Marie Kuti  
c/o Jeffrey F. Hussar, Esquire,  
946 Third Street, Whitehall, PA  
18052

Attorney: Jeffrey F. Hussar,  
Esquire, 946 Third Street,  
Whitehall, PA 18052

**CINTRON, ANGELINA**, dec'd.

Late of Bethlehem, Northampton  
County, PA

Administrators: William Cintron  
and Mildred Cintron Vazquez  
c/o David W. Crosson, Esquire,  
Crosson Richetti & Daigle, LLC,  
609 W. Hamilton St., Suite 210,  
Allentown, PA 18101

Attorneys: David W. Crosson,  
Esquire, Crosson Richetti &  
Daigle, LLC, 609 W. Hamilton  
St., Suite 210, Allentown, PA  
18101

**DIEHL, LAURA L.**, dec'd.

Late of the Borough of Bath, Northampton County, PA  
 Executors: Kenneth Kurt Snyder, 2250 Ferry Street, Easton, PA 18042; Douglas B. Snyder, 46 Soaring Bird Ct., Las Vegas, NV 89135; and Edward T. Snyder, 5345 Barbara Dr., Mechanicsburg, PA 17050

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

**KOCHER, DOLORES J.**, dec'd.

Late of the Borough of Bath, Northampton County, PA  
 Executrix: Louise Jean Gianopulos, 240 Fountain Street, Bath, PA 18014

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

**MUMBAUER, ALICE WHEATON**, dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Executor: William H. Hazzard, V  
 Attorney: David M. Backenstoe, Esquire, 148 Main Street, Hellertown, PA 18055

**NOLL, FORREST MICHAEL**, dec'd.

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

Executrix: Joellen Starner Noll 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

**SHANER, LAVERNE FAYE**, dec'd.

Late of Palmer Township, Northampton County, PA

Co-Administratrices: Deanne H. Cryan and Sawn Eileen Baird c/o Elizabeth M. Field, Esquire, Powlette & Field, LLC, 508 Park Avenue, Stroudsburg, PA 18360  
 Attorneys: Elizabeth M. Field, Esquire, Powlette & Field, LLC, 508 Park Avenue, Stroudsburg, PA 18360

**WALLACE, VALERIE JUNE**, dec'd.

Late of Bethlehem, Northampton County, PA

Executors: Ryan Carl Wallace and Jill M. Smerdon c/o William W. Matz, Jr., Esquire, 211 W. Broad Street, Bethlehem, PA 18018-5517

Attorney: William W. Matz, Jr., Esquire, 211 W. Broad Street, Bethlehem, PA 18018-5517

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**NOTICE OF NONPROFIT  
 INCORPORATION**

NOTICE IS HEREBY GIVEN that the Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, for the purpose of obtaining a Certificate of Incorporation pursuant to the provisions of the Business Corporation Law of the Commonwealth of Pennsylvania, Act of December 21, 1988 (P.L.1444, No.177), as amended.

The name of the Non-Profit Corporation is:

**THE CARBON NEUTRAL  
 AVIATION ASSOCIATION  
 OF PENNSYLVANIA**

The Articles of Incorporation were filed on July 10, 2023.

The purposes or purposes for which it was organized are as follows: To ensure Pennsylvania has a sustainable aviation solution for the future, bettering the life of citizens and protecting the environment and for other lawful activities conducted on a not for profit basis.

NANCY G. AAROE, ESQUIRE  
2568 Nazareth Road  
Easton, PA 18045  
(610) 559-7501

July 20

**COURT OF COMMON PLEAS OF  
NORTHAMPTON COUNTY  
CIVIL ACTION—LAW**

JURY TRIAL DEMANDED  
SEAN and KHANISA DARBY

Plaintiffs

v.

POST ROAD MANAGEMENT LLC  
and POST ROAD  
CONSTRUCTION LLC  
Defendants

v.

DANIEL SABELLA, Individually and  
d/b/a SABELLA'S CONSTRUCTION  
AND LANDSCAPING

Additional Defendant

**DOCKET NO.: C-48-CV-2023-546**

NOTICE TO PLEAD

TO: THE ADDITIONAL DEFENDANT  
Daniel Sabella, Individually and  
d/b/a Sabella's Construction and  
Landscaping

You have been sued in Court. If you wish to defend against the claims set forth against you, you must take action required of you within twenty (20) days after this Writ to Join and notice are served by entering a written appearance personally or by an 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, this case may proceed without you and judgment may be entered against you by the Court without further notice for relief requested by the Defendant. 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.

NORTHAMPTON COUNTY  
BAR ASSOCIATION  
P.O. Box 4733  
Easton, PA 18043-4733  
(610) 258-6333

WRIT TO JOIN ADDITIONAL DEFENDANT

TO: Daniel Sabella, Individually and d/b/a Sabella's Construction and Landscaping, 124 Rocky Lane, Blakeslee, PA 18610

You are hereby notified that the Defendant, Post Road Construction, LLC, has joined you as an Addtttional Defendant in this action which you are required to defend.

BY THE PROTHONOTARY

Holly Ruggiero

MELISSA J. FOLEY, ESQUIRE  
LAW OFFICES OF JERRY  
S. EISENBERG

Attorneys for Defendant  
Post Road Construction, LLC

July 20

**PUBLIC NOTICE**

A hearing on the Motion for Involuntary Transfer of Vehicle Ownership is scheduled on August 3, 10:00 A.M. at the Northampton County Government Center, 669 Washington Street, Easton Pennsylvania, Courtroom Number 4. Civil Action C-48-CV-2023-004553. The motion and hearing concerns the involuntary transfer of vehicle ownership of a 1982 Honda VF750 Sabre, VIN# JH2RC0703CM003225. Moving Party is Ryan Buskirk of Nazareth, PA 18064.

July 20

**IN THE COURT OF COMMON PLEAS OF NORTHAMPTON COUNTY, PENNSYLVANIA CIVIL ACTION—LAW**  
NOTICE OF ACTION IN MORTGAGE FORECLOSURE CROSSCOUNTRY MORTGAGE, LLC

Plaintiff

vs.

Ric Joseph Rosenhagen;  
Amanda Marie Rosenhagen

Defendants

**NO.: C-48-CV-2023-00416**

TO: Ric Joseph Rosenhagen and Amanda Marie Rosenhagen

You are hereby notified that Plaintiff, CrossCountry Mortgage, LLC, filed an Action in Mortgage Foreclosure endorsed with a Notice to Defend, in the Court of Common Pleas of Northampton County, Pennsylvania, docketed to No. C-48-CV-2023-00416, seeking to foreclose the mortgage secured by the real estate located at 1185 Vera Drive, Easton, PA 18040.

A copy of the Action in Mortgage Foreclosure will be sent to you upon request to the Attorney for the Plaintiff, Manley Deas Kochalski LLC, P.O. Box 165028, Columbus, OH 43216-5028. Phone (614) 220-5611.

You have been sued in court. If you wish to defend against the claims in this notice, you must take action within twenty (20) days after this publication, 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 you and a judgment may be entered against you by the court 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 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

July 20

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

IN DIVORCE

APRIL M. ACOSTA

Plaintiff

vs.

JOEL ACOSTA

Defendant

**NO. C-48-CV-2016-9294**

NOTICE

To: John Acosta, Defendant

You have been sued in court. If you wish to defend against the claims set forth in Plaintiff’s Complaint, you must take prompt action. You are warned that if you fail to do so, the case may proceed without you and a decree of divorce or annulment may be entered against you by the Court. A judgment may also be entered against you for any other claim or relief requested in these papers by the Plaintiff. You may lose money or property or other rights important to you, including custody or visitation of your children.

When the ground for the divorce is indignities or irretrievable breakdown of the marriage, you may request marriage counseling. A list of marriage counselors is available in the Office of the Prothonotary at Northampton County Government Center, Seventh and Washington Streets, Easton, Pennsylvania.

IF YOU DO NOT FILE A CLAIM FOR ALIMONY, DIVISION OF PROPERTY, LAWYER'S FEES OR EXPENSES BEFORE A DIVORCE OR ANNULMENT IS GRANTED, YOU MAY LOSE THE RIGHT TO CLAIM ANY OF THEM.

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. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

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

NANCY G. AAROE, ESQUIRE  
ID No. 60473  
AAROE LAW OFFICES  
2568 Nazareth Road  
Easton, PA 18045  
(610) 559-7401

July 20

**SUPERIOR COURT OF  
WASHINGTON  
COUNTY OF SPOKANE**

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

**NO. 23-2-01687-32**

SUMMONS SERVED BY PUBLICATION

To: ASHLEY MARIE McCAIN

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

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

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

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

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

Follow these steps:

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

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

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

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

The Washington State Courts' website: [www.courts.wa.gov/forms](http://www.courts.wa.gov/forms)

Washington LawHelp: [www.washingtonlawhelp.org](http://www.washingtonlawhelp.org), or

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

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

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

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

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



MARY E. CARTER, ESQUIRE  
WSBA 56283  
Attorney for Petitioners

I agree to accept legal papers for  
this case at:

1321 W. Broadway Ave.  
Spokane, WA 99201

E-mail: [staff@hodgsonlawoffice.com](mailto:staff@hodgsonlawoffice.com)

June 22—July 27

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

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on AUGUST 11, 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-2019-06549**

U.S. BANK NATIONAL  
ASSOCIATION ET AL.

vs.

DONALD STUMPP, JR.,  
TINA M. STUMPP

**Property Address:**

922 Walnut Street, Bangor, PA  
18013

**UPI/Tax Parcel Number:**

E9NE4A/6/4/0134

ALL THAT CERTAIN lot or piece of land situate in Washington Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Donald Stumpp, Jr., and Tina M. Stumpp by deed from William Dixon, said deed recorded on June 8, 2012, in the Northampton County Recorder of Deeds Office in Book 2012-1 at page 132081.

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

**No. C-48-CV-2020-01100**

US BANK TRUST NATIONAL  
ASSOCIATION ET AL.

vs.

JENNIFER ENGINGER

**Property Address:**

212 North 9th Street, Bangor, PA  
18013-1627

**UPI/Tax Parcel Number:**

D9SE4D/7/4/0102

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

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

**Property Address:**

212 1/2 North 9th Street, Bangor,  
PA 18013

**UPI/Tax Parcel Number:**

D9SE4D/7/5/0102

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

THEREON BEING ERECTED a 3-car cement block garage with flat roof.

TITLE TO BOTH PREMISES is vested in Jennifer Enginger by deed from Julyn P. Laforest and David F. Laforest, wife and husband, said deed recorded on August 10, 2017, in the Northampton County Recorder of Deeds Office in Book 2017-1 at page 172585.

**No. C-48-CV-2020-04786**

TOWNSHIP OF BETHLEHEM

vs.

REHAB ELZALBANY

**Property Address:**

3751 Knollcroft Avenue, Easton,  
PA 18045-3026

**UPI/Tax Parcel Number:**

M8/3/1C/0205

ALL THAT CERTAIN parcel of land situate on the western side of Knollcroft Avenue in Bethlehem Township, Northampton County, Pennsylvania, being Lot #2 as shown on the final plan entitled "Knollcroft Estates", said plan recorded in Map Book 2004-5 at pages 353 and 354.

TITLE TO SAID PREMISES is vested in Rehab Elzalbany by deed from Frank A. Alexander and Donna R. Alexander, said deed recorded on February 21, 2006, in the Northampton County Recorder of Deeds Office in Book 2006-1 at page 071745.

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

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**No. C-48-CV-2022-00837**

DEUTSCHE BANK NATIONAL  
TRUST COMPANY,  
AS TRUSTEE ET AL.

vs.

BETHANN ABEL, SHERRY ABEL,  
DEBORAH ABEL a/k/a DEBRA  
ABEL, UNKNOWN HEIRS OF  
JAMES E. ABEL, DECEASED,  
HEATHER TALBOT

**Property Address:**

1339 Washington Street, Easton,  
PA 18042

**UPI/Tax Parcel Number:**

L9SW2C/23/13/0310

ALL THAT CERTAIN frame house and lot or piece of land situated on the north side of Washington Street in Easton City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in James E. Abel, son, and Elizabeth R. Abel, mother, by deed from Judy A. Turner, said deed recorded on January 27, 2003, in the Northampton County Recorder of Deeds Office in Book 2003-1 at page 030570. The said Elizabeth R. Abel became deceased on October 23, 2010, vesting title solely to James E. Abel by operation of law. And the said

James E. Abel became deceased on March 31, 2021.

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

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**No. C-48-CV-2022-01052**

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

vs.

RICHARD TROSCIANECKI a/k/a  
RICHARD C. TROSCIANECKI, JR.

**Property Address:**

1809 Lehigh Street, Wilson, PA  
18042

**UPI/Tax Parcel Number:**

L9SW2D/21/4/0837

ALL THAT CERTAIN lot, tract and piece of land, together with the dwelling thereon erected, situate on the north side of Lehigh Street in Wilson Borough, Northampton County, Pennsylvania, and being Lot No. 364 in the Map of Fairview Park Association as recorded in Map Book 2 at page 64.

TITLE TO SAID PREMISES is vested in Richard Troscianecki a/k/a Richard C. Troscianecki, Jr., by deed from Margaret Schafer, widowed, said deed recorded on June 15, 2017, in the Northampton County Recorder of Deeds Office in Took 2017-1 at page 124383.

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

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**No. C-48-CV-2022-04133**

SIWELL INC d/b/a CAPITAL  
MORTGAGE SERVICES OF TEXAS

vs.

WESTERN SLINGLAND, III,  
KELLY McFADDEN

**Property Address:**

1931 Fairview Avenue, Easton, PA  
18042

**UPI/Tax Parcel Number:**

L9SW2D/12/11/0837

ALL THAT CERTAIN eastern half of a double brick home and lot or piece of land situated on the north side of Fairview Avenue in Wilson Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Western Slingland, III, and Kelly McFadden, as joint tenants with the right of survivorship, by deed from Juan Alvarez, said deed recorded on September 5, 2018, in the Northampton County Recorder of Deeds Office in Book 2018-1 at page 190865.

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

**No. C-48-CV-2022-04850**

NEWREZ, LLC d/b/a SHELLPOINT MORTGAGE SERVICING

vs.

KATHERINE ZANGARI-KILLIAN,  
CODY KILLIAN**Property Address:**2046 Freemansburg Avenue,  
Wilson, PA 18042**UPI/Tax Parcel Number:**

L9SW4C/17/2/0837

ALL THAT CERTAIN lot or parcel of land on the south side of Freemansburg Avenue, with frame dwelling unit erected thereon, situate in Wilson Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Katherine Zangari-Killian and Cody Killian, wife and husband, as tenants by the entirety, by deed from David Lee Jones, married, said deed recorded on February 5, 2021, in the Northampton County Recorder of Deeds Office in Book 2021-1 at page 43512.

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

**No. C-48-CV-2022-06136**PENTAGON FEDERAL  
CREDIT UNION

vs.

JAMES O'DOWD

**Property Address:**229 Hope Street, Stockertown, PA  
18040**UPI/Tax Parcel Number:**

J8/8/10-1/0429

ALL THAT CERTAIN parcel of land in Stockertown Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in James O'Dowd by deed from James O'Dowd and Diane M. O'Dowd, said deed recorded on November 12, 2015, in the Northampton County Recorder of Deeds Office in Book 2015-1 at page 224514.

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

**No. C-48-CV-2022-06566**

THE MONEY SOURCE, INC.

vs.

EARL F. WEIDLICH, JR., KNOWN  
HEIR OF ELLA M. WEIDLICH,  
DECEASED, AND AS  
PRESUMPTIVE SUCCESSOR  
TRUSTEE OF THE ELLA M.  
WEIDLICH REVOCABLE LIVING  
TRUST DATED FEBRUARY 18,  
1998, UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS AND ALL  
PERSONS, FIRMS OR  
ASSOCIATION CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR  
UNDER ELLA M. WEIDLICH,  
DECEASED**Property Address:**3000 Agnes Street, Easton, PA  
18045**UPI/Tax Parcel Number:**

L8SE1/5/7/0324

ALL THAT CERTAIN lot or piece of ground situate in Palmer Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Ella M. Weidlich, as Trustee of the Ella M. Weidlich Revocable Living Trust dated February 17, 1998, by deed from Ella M. Weidlich, as Trustee of the Ella M. Weidlich Revocable Living Trust dated February 17, 1998, said deed recorded on March 31, 2017, in the Northampton County Recorder of Deeds Office in Book 2017-1 at page 064516.

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

**No. C-48-CV-2022-06572**  
REVERSE MORTGAGE  
FUNDING LLC

vs.

RICHARD BYRON, KNOWN HEIR  
OF PATRICIA E. BYRON,  
DECEASED, UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS AND ALL  
PERSONS, FIRMS OR  
ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR  
UNDER PATRICIA E. BYRON,  
DECEASED

**Property Address:**

438 Old Mill Road, Easton, PA  
18040

**UPI/Tax Parcel Number:**

K9SE4/6/9/0311

ALL THAT CERTAIN lot or piece of land, with the message or tenement thereon erected, situate in Forks Township, Northampton County, Pennsylvania, as shown on a survey of property made by P. E. Sandt, Registered Professional Engineer, said survey dated May 20, 1955.

TITLE TO SAID PREMISES is vested in Laura E. Olszewski, single, and Patricia E. Byron, single, as joint tenants with right of survivorship, by deed from Shirley J. Clause, single, said deed recorded on June 6, 1979, in the Northampton County Recorder of Deeds Office in Book 600 at page

26. The said Laura E. Olszewski departed this life on or about October 29, 2010, thereby vesting title solely unto Patricia E. Byron by operation of law. And the said Patricia E. Byron departed this life on or about July 14, 2022.

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

**No. C-48-CV-2022-06708**

MIDFIRST BANK

vs.

STEPHEN J. LONGENBACH,  
JENNIFER R. LONGENBACH

**Property Address:**

2254 East Scenic Drive, Bath, PA  
18014

**UPI/Tax Parcel Number:**

G6/103C/0520

ALL THAT CERTAIN tract, lot or piece of ground situate on the northwest corner of the intersection of Legislative Route 48043 (East Scenic Drive) and Legislative Route 48045 (Benders Drive) in Moore Township, Northampton County, Pennsylvania, as shown on a subdivision plan of The Property of Dorothy Miller as prepared by Kenneth K. Hahn, R. S., Drawing No. 79-525, dated January 22, 1980.

TITLE TO SAID PREMISES is vested in Jennifer R. Longenbach and Stephen J. Longenbach, Jr., her husband, by deed from Gerald C. Haines, Jr., and Rita M. Haines, husband and wife, said deed recorded on February 24, 1999, in the Northampton County Recorder of Deeds Office in Book 1999-1 at page 025051.

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

**No. C-48-CV-2022-07541**

BANK OF NEW YORK MELLON  
f/k/a BANK OF NEW YORK, AS  
TRUSTEE ET AL.

vs.

DANIEL LUCAS, SR., JULIA LUCAS

**Property Address:**

639 South Main Street, Bangor,  
PA 18013

**UPI/Tax Parcel Number:**

E9NE3D/4/23/0102

ALL THOSE TWO CERTAIN  
messuages, tenements, lots or pieces  
of land situate in Bangor Borough,  
Northampton County, Pennsylvania.

THEREON BEING ERECTED two-  
and-one-half-story half-double resi-  
dential dwelling with aluminum  
siding and shingle roof.

**Property Address:**

South Main Street, Bangor, PA  
18013

**UPI/Tax Parcel Number:**

E9NE3D/4/22/0102

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

THEREON BEING a vacant lot  
without improvement.

TITLE TO BOTH PREMISES is  
vested in Daniel Lucas, Sr., and Julia  
Lucas, husband and wife, by deed  
from Kenneth F. Pena a/k/a Kenneth  
S. Pena, and Shannon Pena, said  
deed recorded on October 1, 2001, in  
the Northampton County Recorder of  
Deeds Office in Book 2001-1 at page  
201463.

**No. C-48-CV-2022-07714**

SELECT PORTFOLIO  
SERVICING, INC.

vs.

KATHERINE H. POWERS,  
DOMINIC HERNANDEZ a/k/a  
DOMINIC D. HERNANDEZ

**Property Address:**

1065 Bushkill Drive, Easton, PA  
18042

**UPI/Tax Parcel Number:**

L9NE1/21/9/0310

ALL THAT CERTAIN tract or piece  
of land, with the improvements  
thereon erected, situate in the Third  
Ward of Easton City, Northampton  
County, Pennsylvania, being Lot No.  
368 on plan of Fitzgerald-Speer Co.'s  
building lots.

TITLE TO SAID PREMISES is  
vested in Pollyann David, Katherine  
H. Powers and Dominic Hernandez  
by deed from Pollyann David, said  
deed recorded on April 7, 2010, in the  
Northampton County Recorder of  
Deeds Office in Book 2010-1 at page  
062417. The said Pollyann David  
departed this life on or about March  
23, 2020, thereby vesting title to  
Katherine H. Powers and Dominic  
Hernandez, by operation of law.

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

**No. C-48-CV-2022-07985**

FEDERAL HOME LOAN  
MORTGAGE CORPORATION, AS  
TRUSTEE ET AL.

vs.

KERI A. WHITE

**Property Address:**

2678 West Boulevard, Bethlehem,  
PA 18017

**UPI/Tax Parcel Number:**

N7NW1A/8/21/0204

ALL THAT CERTAIN lot or tract of  
ground situate in Bethlehem City,  
Northampton County, Pennsylvania,  
described in accordance with a Final  
Major Subdivision Plan entitled  
"Barry Manor" as prepared by Larry  
S. Turosey, registered surveyor, last  
revised October 14, 1987, and  
recorded in Map Book 89 at page 336.

TITLE TO SAID PREMISES is  
vested in Keri A. White by quit claim  
deed from Kimberly M. White and Keri  
A. White, as joint tenants with the

right of survivorship, said deed recorded on June 18, 2014, in the Northampton County Recorder of Deeds Office in Book 2014-1 at page 99460.

THEREON BEING ERECTED a two-story Cape Cod-style single residential dwelling with brick exterior, shingle roof, two-car garage and above-ground pool.

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**No. C-48-CV-2022-08368**

SANTANDER BANK, N.A.

vs.

JEANNE L. HOBBS

**Property Address:**

2230 Lincoln Street, Bethlehem, PA 18017

**UPI/Tax Parcel Number:**

N7NW4A/14/7/0204

ALL THAT CERTAIN message, tenement and lot or piece of ground situate in the Fourteenth Ward of Bethlehem City, Northampton County, Pennsylvania, being Lot 849, Block 27 on Plan of Lincoln Park, Unit 2, said plan recorded in Map Book 11 at page 38.

TITLE TO SAID PREMISES is vested in Jeanne L. Hobbs by deed from Francis T. Unger, Executor of the Estate of Francis A. Unger, said deed recorded on August 3, 2006, in the Northampton County Recorder of Deeds Office in Book 2006-1 at page 316127.

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

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**No. C-48-CV-2022-08867**

PENNSYLVANIA HOUSING  
FINANCE AGENCY

vs.

JOANN M. SMITH

**Property Address:**

1218 Center Street, Bethlehem, PA 18018

**UPI/Tax Parcel Number:**

N6SE4B/18/11/0204

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

TITLE TO SAID PREMISES is vested in Joann M. Smith by deed from Kathryn J. Shearer and Karen J. Clucas, said deed recorded on December 6, 1999, in the Northampton County Recorder of Deeds Office in Book 1999-1 at page 180435.

THEREON BEING vacant land. (Previous message was demolished by City of Bethlehem in 2022.)

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**No. C-48-CV-2022-09017**

PENNSYLVANIA HOUSING  
FINANCE AGENCY

vs.

MATTHEW R. WRIGHT

**Property Address:**

2132 Lincoln Avenue, Northampton, PA 18067

**UPI/Tax Parcel Number:**

L4SW1C/11/10/0522

ALL THAT CERTAIN lot or piece of ground, with the northerly half of a double dwelling, situate on the west side of Lincoln Avenue in the First Ward of Northampton Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Matthew R. Wright by deed from Barbara Horvath, said deed recorded on May 7, 2018, in the Northampton County Recorder of Deeds Office in Book 2018-1 at page 088409.

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

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**No. C-48-CV-2022-09179**

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

vs.

JOHN STOFKO, MELINDA L.  
STOFKO a/k/a MELINDA STOFKO

**Property Address:**

1513 Shipman Street, Bethlehem,  
PA 18018

**UPI/Tax Parcel Number:**

N6SE1D/16/10/0204

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

TITLE TO SAID PREMISES is vested in John Stofko and Melinda L. Stofko by deed from John W. Peters, Attorney-in-Fact for Virginia L. Peters, said deed recorded on June 1, 1994, in the Northampton County Recorder of Deeds Office in Book 1994-6 at page 031671.

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

**No. C-48-CV-2023-00559**

METROPOLITAN LIFE

vs.

BLAINE C. JARRELL

**Property Address:**

7 Aarons Place, Easton, PA 18040

**UPI/Tax Parcel Number:**

K9SE1/1/4/0311

ALL THAT CERTAIN parcel of land in Forks Township, Northampton County, Pennsylvania, being Lot No. 7 of the "Plan of Lots for Aaron E. Bergstein" as surveyed by Alfred N. Rosenbaum, Registered Land Surveyor, said plan dated March, 1951, and recorded in Map Book No. 13 at page 60.

TITLE TO SAID PREMISES is vested in Blaine C. Jarrell, single, by deed from Arlene B. Franco, widow, said deed recorded June 19, 2002, in the Northampton County Recorder of Deeds Office in Book 2002-1 at page 159104.

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

**No. C-48-CV-2023-01039**

BANK OF NEW YORK MELLON  
TRUST COMPANY, N.A., AS  
TRUSTEE ET AL.

vs.

FLORENCE R. HUNTER

**Property Address:**

255 Berger Road, Glendon, PA  
18042

**UPI/Tax Parcel Number:**

M9/21/16H/0813

ALL THAT CERTAIN piece, parcel or tract of land situate in Glendon Borough, Northampton County, Pennsylvania, known as Lot No. 1 of the Subdivision of lands of Charles Sigety as recorded in Map Book 86 at page 394.

TITLE TO SAID PREMISES is vested in Charles W. Hunter and Florence R. Hunter, his wife, by deed from David L. Evans, married, and Joy A. Evans, married, said deed recorded on October 4, 1990, in the Northampton County Recorder of Deeds Office in Book 813 at page 99. The said Charles W. Hunter passed away on or about December 23, 2020, thereby vesting title solely unto Florence R. Hunter by operation of law.

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

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 20, 27; Aug. 3