

**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****BENNER, RICHARD O.H., SR.,**  
dec'd.

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

Executor: Dennis E. Benner

Attorneys: Dennis E. Benner, Esquire, Benner & Trovato, 2005 City Line Road, Suite 106, Bethlehem, PA 18017

**BOCK, PHYLLIS M. a/k/a PHYLLIS S. BENNETT BOCK,**  
dec'd.

Late of the Borough of Nazareth, Northampton County, PA

Executrix: Susan Uecker-Bittner 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

**CARTER, JAMES EVANS FRANKLIN,** dec'd.

Late of Easton, Northampton County, PA

Executrix: Janet Katherine Carter c/o Constantine M. Vasiliadis, Esquire, Kolb, Vasiliadis, Florenz & Recchiuti, LLC, 60 W. Broad Street, Suite 303, Bethlehem, PA 18018-5721  
Attorneys: Constantine M. Vasiliadis, Esquire, Kolb, Vasiliadis, Florenz & Recchiuti, LLC, 60 W. Broad Street, Suite 303, Bethlehem, PA 18018-5721

**CAULEY, JANET MAE,** dec'd.

Late of Forks Township, Northampton County, PA

Co-Executors: Edward Cauley, 3515 Nicholson Rd., Bethlehem, PA 18020 and Colleen Brooks, 1416 Chestnut St., Phillipsburg, NJ 08865

**DICKER, STEPHEN S.,** dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Administrator: Joshua Stephen Dicker, 4470 Bayard Street, Easton, PA 18045

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

**FLICK, RONALD E.,** dec'd.

Late of the Township of Moore, Northampton County, PA

Executor: David Allen Flick c/o Dionysios C. Pappas, Esquire, Vasiliadis Pappas Associates LLC, 2551 Bagylos Circle, Suite A-14, Bethlehem, PA 18020

Attorneys: Dionysios C. Pappas, Esquire, Vasiliadis Pappas Associates LLC, 2551 Bagylos

Circle, Suite A-14, Bethlehem,  
PA 18020

**FULMER, PAUL H.**, dec'd.

Late of Forks Township, North-  
ampton County, PA  
Executors: Ryan A. Fulmer and  
Nicole M. Fulmer  
Attorney: April L. Cordts,  
Esquire, 391 Nazareth Pike,  
Bethlehem, PA 18020

**HORTON, DOROTHY W.**, dec'd.

Late of the Township of East  
Allen, Northampton County, PA  
Executor: Kim Lee Brutschea  
Attorneys: Garrett R. Benner,  
Esquire, Benner & Trovato, 2005  
City Line Road, Suite 106,  
Bethlehem, PA 18017

**MOSER, EMERSON CLYDE**

**TILGHMAN**, dec'd.

Late of Hellertown, Northampton  
County, PA  
Executrix: Diane L. Paetzell c/o  
David B. Schwartz, Esquire, 514  
Fullerton Avenue, Suite 2,  
Whitehall, PA 18052  
Attorney: David B. Schwartz,  
Esquire, 514 Fullerton Avenue,  
Suite 2, Whitehall, PA 18052

**SERFASS, ELIZABETH I.**, dec'd.

Late of Bethlehem Township,  
Northampton County, PA  
Executrix: JoAnn M. VanBilliard  
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

**SWOPE, RITA B.**, dec'd.

Late of the Township of Lower  
Mount Bethel, Northampton  
County, PA  
Executor: Jeffrey Swope

Attorneys: McFall Law, LLC,  
Attorneys at Law, 134 Broadway,  
Bangor, PA 18013

**URBANSKI, PATRICIA K.**, dec'd.

Late of the Township of East  
Allen, Northampton County, PA  
Executor: Ronald Stephen  
Urbanski  
Attorney: Nicholas R. Sabatine,  
III, Esquire, 16 S. Broadway,  
Suite 1, Wind Gap, PA 18091

**SECOND PUBLICATION**

**BIECHY, GENEVA O.**, dec'd.

Late of the Township of  
Plainfield, Northampton  
County, PA  
Co-Executrices: Kathleen B.  
Handelong and Loreen F. Huber  
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

**CASCARIO, MICHAEL A.**, dec'd.

Late of the Borough of Pen  
Argyl, Northampton County, PA  
Executrix: Linda M. Cascario  
c/o Scott R. Steirer, Esquire,  
Pierce & Steirer, LLC, 124  
Belvidere Street, Nazareth, PA  
18064

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

**CHRISTMAN, DAVID W.**, dec'd.

Late of Northampton, North-  
ampton County, PA  
Administrator: Blaine A.  
Christman 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

**COOK, WILBUR J., JR.**, dec'd.

Late of the Township of Palmer, Northampton County, PA  
Executors: Edward S. Cook, Brian T. Cook and Sandra E. Cook Batchelor 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

**DIEFENDERFER, LEE C.**, dec'd.

Late of the Township of Moore, Northampton County, PA  
Executor: Michael Curtis Diefenderfer 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

**FISHER, VERONICA A.**, dec'd.

Late of the Township of Palmer, Northampton County, PA  
Executor: Michael Bernard Bruneio c/o Theresa Hogan, Esquire, Attorney-at-Law, 340 Spring Garden Street, Easton, PA 18042  
Attorney: Theresa Hogan, Esquire, Attorney-at-Law, 340 Spring Garden Street, Easton, PA 18042

**FRANTZ, DONALD R., JR.**, dec'd.

Late of Lehigh Township, Northampton County, PA

Administratrix: Mabel M. Frantz 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

**GRAY, MARY M.**, dec'd.

Late of the City of Easton, Northampton County, PA  
Administratrix: Deborah Ann Harden c/o Theresa Hogan, Esquire, Attorney-at-Law, 340 Spring Garden Street, Easton, PA 18042

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

**HAHN, CATHERINE M.**, dec'd.

Late of the Borough of Bath, Northampton County, PA  
Executrix: Pamela Marie Grimm, 4810 Lake Laurel Ct., Greensboro, NC 27455  
Attorneys: Daniel G. Spengler, Esquire, Spengler Brown Law Offices, 110 East Main Street, Bath, PA 18014

**HOLOTA, RONALD S., SR.**, dec'd.

Late of the Borough of North Catasauqua, Northampton County, PA  
Executrix: Michele M. Holota c/o Terrance McIntosh, 518 Penn Street, Bath, PA 18014  
Attorneys: Steven D. Brown, Esquire, Spengler Brown Law Offices, 110 East Main Street, Bath, PA 18014

**HUMMER, CARL J.**, dec'd.

Late of Bangor, Northampton County, PA

Administrator: David Gene Houser c/o Barbara Rush Renkert, Esquire, 2120 Northampton Street, Easton, PA 18042

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

**LAUDENSLAGER, LUTHER J.,** dec'd.

Late of the Borough of West Easton, Northampton County, PA

Executrix: Cynthia J. Burkit 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

**MARCINKOWSKI, ELIZABETH ANN,** dec'd.

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

Administratrix: Elizabeth M. O'Donnell 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

**MARKLEY, PATRICIA L. SCHWARZ,** dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executrix: Susan Eileen Junghans 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

**MERKLE, LARRY N.,** dec'd.

Late of 4673 Pine Dr., Nazareth, Northampton County, PA

Personal Representative: Brenda L. Merkle c/o R. Nicholas Nanovic, Esquire, 33 S. 7th Street, P.O. Box 4060, Allentown, PA 18105-4060

Attorney: R. Nicholas Nanovic, Esquire, 33 S. 7th Street, P.O. Box 4060, Allentown, PA 18105-4060

**PARSONS, JOYCE MAY,** dec'd.

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

Executrix: Brenda L. Pevorus  
Attorneys: McFall Law, LLC, Attorneys at Law, 134 Broadway, Bangor, PA 18013

**STIANSEN-STECKLEY, J. LYNN,** dec'd.

Late of the Township of Forks, Northampton County, PA

Executrix: Kim A. Steckley 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

**TAFF, DONALD M., SR.,** dec'd.

Late of the Township of Bushkill, Northampton County, PA

Executors: Donald Marshall Taff, Jr., Curtis Randall Taff and Norman Steven Taff 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

**TRAINA, ROSEMARY ANNE,** dec'd.  
 Late of the Township of Upper Mount Bethel, Northampton County, PA  
 Executor: Joseph A. Battillo, 73 Seminole Terrace, Mount Bethel, PA 18343  
 Attorneys: Ronold J. Karasek, Esquire, Karasek Law Offices, L.L.C., 641 Market Street, Bangor, PA 18013

**CROCE, RICHARD D.,** dec'd.  
 Late of the Township of Upper Mt. Bethel, Northampton County, PA  
 Executrix: Kathryn Ann Foley 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

**VINCENT, ANNA E.,** dec'd.  
 Late of the City of Bethlehem, Northampton County, PA  
 Executors: Brian Urso, 34 E. Ettwein Street, Bethlehem, PA 18018  
 Attorneys: James J. Holzinger, Esquire, 1216 Linden Street, P.O. Box 1409, Bethlehem, PA 18016

**MESKO, FLORENCE L.,** dec'd.  
 Late of the City of Bethlehem, Northampton County, PA  
 Executrix: Sharyn Lee Brunk 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**

**BOSWELL, BANGON ON,** dec'd.  
 Late of Palmer Township, Northampton County, PA  
 Administrator: Noppharat Sawaengphon c/o Fitzpatrick Lentz & Bubba, P.C., Two City Center, 645 W. Hamilton Street, Suite 800, Allentown, PA 18101  
 Attorneys: Fitzpatrick Lentz & Bubba, P.C., Two City Center, 645 W. Hamilton Street, Suite 800, Allentown, PA 18101

**PESOLA, STEPHEN V.,** dec'd.  
 Late of the Borough of Northampton, Northampton County, PA  
 Administrator: John Joseph Pesola 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

**BRINKER, ELWOOD F.,** dec'd.  
 Late of Bethlehem, Northampton County, PA  
 Executor: Glenn Elwood Brinker 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

**WASKO, GLORIA M.,** dec'd.  
 Late of Bethlehem, Northampton County, PA  
 Executrix: Nancy Jean Stanley 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

**ZORZETTO, ARNOLD**, dec'd.  
 Late of the Township of Washington, Northampton County, PA  
 Executrix: Dolores A. Standlick  
 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

The Non-Profit Corporation has been organized for charitable purposes.  
 KENDAHL B. DiFELICE, ESQUIRE  
 PETERS, MORITZ, PEISCHL,  
 ZULICK, LANDES & BRIENZA, LLP  
 One South Main Street  
 Nazareth, PA 18064  
 (610) 759-1530

Jan. 27

**NOTICE OF INCORPORATION**

NOTICE IS HEREBY GIVEN that a corporation is to be or has been incorporated under the Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.

The name of the proposed corporation is:

**TALAGA VENTURES INC.**

and has been delivered to the Secretary of State for filing. The initial registered office of the corporation is located at: 1540 Ravena St., Northampton County, Bethlehem, PA 18015.

Jan. 27

**NOTICE OF NONPROFIT INCORPORATION**

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, on December 14, 2021 for the purposes of incorporating a Non-Profit Corporation under the Pennsylvania Non-Profit Corporation Law of 1988. The name of the corporation is:

**FRANK MARAKOVITS III MEMORIAL SCHOLARSHIP FUND**

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, on December 14, 2021 for the purposes of incorporating a Non-Profit Corporation under the Pennsylvania Non-Profit Corporation Law of 1988. The name of the corporation is:

**THE RHMC FOUNDATION**

The Non-Profit Corporation has been organized for charitable purposes.

GARY A. BRIENZA, ESQUIRE  
 PETERS, MORITZ, PEISCHL,  
 ZULICK, LANDES & BRIENZA, LLP  
 One South Main Street  
 Nazareth, PA 18064  
 (610) 759-1530

Jan. 27

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

NOTICE IS HEREBY GIVEN that Alexandria J. Crouthamel, Esquire of Gillen & Crouthamel, P.C., Attorney for Courtney Fulmer, Petitioner has filed a Petition for Name Change of Minor Child, indexed to docket number C-48CV2021-9628. Courtney Fulmer is the Mother of the minor child and Michael Smith is the Father of the minor child.

NOTICE

TO: MICHAEL SMITH, Father of A.S., a minor



A Petition has been filed asking the Court to change the name of the minor child, A.S. The Court has set a hearing to consider the name change of your child. The hearing will be held in Courtroom No. 1 of the Northampton County Courthouse, Easton, Pennsylvania on February 9, 2022, at 9:00 a.m. 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.

North Penn Legal Services  
559 Main Street  
Suite 200  
Bethlehem, PA 18018  
1-877-953-4250

- or -

Northampton County  
Lawyer Referral  
P.O. Box 4733  
Easton, PA 18043-4733  
(610) 258-6333  
ALEXANDRIA J. CROUTHAMEL,  
ESQUIRE  
GILLEN & CROUTHAMEL, P.C.  
Attorneys for the Petitioner  
613 Blakeslee Blvd. Drive East  
Suite 103  
Lehighton, PA 18235

Jan. 27

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

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on FEBRUARY 11, 2022, 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-2016-06437**

CITY OF BETHLEHEM

vs.

JOSEPH J. ARDELEAN,  
DEBORAH ANN ARDELEAN

**Property Address:**

1236 Maple Street, Bethlehem, PA  
18018

**UPI/Tax Parcel Number:**

N6SE3A/17/18/0204

ALL THAT CERTAIN message, tenement and lot or piece of land situated in the Fifteenth Ward of Bethlehem City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Vivian R. Ardelean, widow, Joseph J. Ardelean, Jr., single, and Deborah Ann Ardelean, single, by deed from Vivian R. Ardelean, widow, by Deboarh Ann Ardelean, her attorney-in-fact, said deed recorded on December 27, 1984, in the Northampton County Recorder of Deeds Office in Book 675, page 273.

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

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**No. C-48-CV-2019-01903**

REVERSE MORTGAGE

FUNDING LLC

vs.

RUSSELL RUSSO

**Property Address:**

2420 7th Street, Bethlehem, PA  
18020

**UPI/Tax Parcel Number:**

N7NE1/14/2A/0205

ALL THAT CERTAIN parcel of land along the eastern side of Seventh Street (formerly Wye Street) in the block south of Brader Street and

situate in Bethlehem Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Russell Russo by corrected deed from Wilson Air Conditioning, Inc., said deed recorded October 26, 2005, in the Northampton County Recorder of Deeds Office in Book 2005-1, page 424893.

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

**No. C-48-CV-2019-02615**

PENNYMAC LOAN SERVICES, LLC

vs.

DODDIE HALL, GUY HALL

**Property Address:**

2696 Van Buren Road, Easton, PA 18045

**UPI/Tax Parcel Number:**

L8NE1/16/2/0324E

ALL THAT CERTAIN lot of land at the southwest intersection of Logan Drive and Van Buren Road in Palmer Township, Northampton County, Pennsylvania, known as Lot No. 44 on the Plan of Newburg Homes, Section B, dated October, 1963, prepared by E. T. Sales, Inc., and recorded in the Northampton County Recorder of Deeds Office in Map Book 18, page 25.

TITLE TO SAID PREMISES is vested in Guy Hall and Doddie Hall, husband and wife, by deed from Santo A. Stillo, Jr., and Shirley H. Stillo, husband and wife, said deed recorded June 15, 2015, in the Northampton County Recorder of Deeds Office in Book 2015-1, page 106625.

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

**No. C-48-CV-2019-08736**  
TOWNE MORTGAGE COMPANY

vs.

MICHAEL H. FYE a/k/a  
MICHAEL FYE

**Property Address:**

2604 Lafayette Avenue,  
Bethlehem, PA 18017-4026

**UPI/Tax Parcel Number:**

N7NW1A/9/11/0204

ALL THAT CERTAIN lot or parcel of land, with the buildings and improvements thereon erected, situate in Bethlehem City, Northampton County, Pennsylvania, being Lot No. 10, Block G, Section B, as shown on the revised Plan of Liberty Park, dated February 26, 1953, bounded and described according to a survey thereof made by Alfred H. Rosenbaum, Registered Surveyor.

TITLE TO SAID PREMISES is vested in Michael H. Fye by deed from Andrew L. Andrejcisk and Patricia B. Andrejcisk, joint tenants with the right of survivorship and not as tenants in common, said deed being recorded on January 4, 2017, in the Northampton County Recorder of Deeds Office in Book 2017-1, page 1355.

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

**No. C-48-CV-2019-11661**

U.S. BANK TRUST NATIONAL  
ASSOCIATION ET AL.

vs.

LORETTA G. BROBST,  
EFRAIN PASTOR

**Property Address:**

213 East Raspberry Street,  
Bethlehem, PA 18018

**UPI/Tax Parcel Number:**

P6NE1C/4/8/0204

ALL THAT CERTAIN message, tenement and lot or piece of ground situated on the north side of Raspberry



Street between High and Linden Streets in Bethlehem City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Efrain Pastor by deed from Loretta G. Brobst, said deed recorded on July 31, 2020, in the Northampton County Recorder of Deeds Office in Book 2020-1, page 176166.

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

**No. C-48-CV-2019-12410**

NATIONSTAR  
MORTGAGE LLC ET AL.  
vs.

MARGARET A. BROWN

**Property Address:**

103 East Saucon Street, Hellertown, PA 18055

**UPI/Tax Parcel Number:**

Q7SW3B/2/8/0715

ALL THAT CERTAIN message or one-half of a twin dwelling and lot or piece of ground situate in Hellertown Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Margaret A. Brown by deed from Georgine A. Lawrence, said deed recorded on December 1, 2000, in the Northampton County Recorder of Deeds Office in Book 2000-1, page 160440.

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

**No. C-48-CV-2020-02053**

NEWREZ LLC  
vs.  
CELENA K. NELSON a/k/a  
CELENA NELSON, JOHN E.  
NELSON, JR. a/k/a  
JOHN NELSON, JR.

**Property Address:**

2334 Forest Street, Easton, PA 18042

**UPI/Tax Parcel Number:**

L9SW4C/4/6/0837

ALL THAT CERTAIN lot or piece of land, together with the improvements thereon erected, being the eastern half of a double dwelling house, situated on the south side of Forest Street in Wilson Borough, Northampton County, Pennsylvania, and described according to a Plan of Lots of Young and Kemmerer.

TITLE TO SAID PREMISES is vested in John E. Nelson, Jr., and Celena K. Nelson, husband and wife, by Special Warranty Deed from Jonathan C. Kraemer and Christy N. Kraemer, husband and wife, said deed recorded on December 31, 2001, in the Northampton County Recorder of Deeds Office in Book 2001-1, page 284537.

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

**No. C-48-CV-2020-05361**

BEDNAR, INC. d/b/a ATLANTIC  
FINANCIAL SERVICES  
vs.

STEPHEN BESLEY, ALL KNOWN  
AND UNKNOWN HEIRS OF  
GREGORY E. BESLEY

**Property Address:**

4050 Heather Court, Northampton, PA 18067

**UPI/Tax Parcel Number:**

J3/19/9-2/0516

ALL THAT CERTAIN tract of land in Lehigh Township, Northampton County, Pennsylvania, identified as Lot #2 on a plan entitled "Tara Woods—Final Plan", dated March 17, 1981, prepared by McTish, Kunkel & Associates, Consulting Engineers, Wescosville, PA, and recorded in the

Northampton County Recorder of Deeds Office in Map Book 64, page 3A.

TITLE TO SAID PREMISES is vested in Gregory E. Besley and Joan M. Besley, husband and wife, by deed from Sinead M. Rigney, single, said deed recorded on February 29, 1988, in the Northampton County Recorder of Deeds Office in Book 743, page 661. The said Joan M. Besley died on or about May 13, 2015. And the said Gregory E. Besley died on August 25, 2019.

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

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**No. C-48-CV-2020-05371**

EDWARD C. GRAUER

vs.

NYDIA E. BERDECIA-GRAUER

**Property Address:**

2136 Butler Street, Easton, PA 18042

**UPI/Tax Parcel Number:**

L9SW4B/11/4/0837

ALL THAT CERTAIN tract or piece of land, with the improvements thereon, situate on the south side of Butler Street in Wilson Borough, Northampton County, Pennsylvania, it being the eastern 10.28 feet of Lot Number 4 and the western 11.51 feet of Lot Number 5 of a certain Map or Plan laid out by Dr. W. Gilbert Tillman, said map being of record in Map Book 8, page 18.

TITLE TO SAID PREMISES is vested in Nydia E. Berdecia-Grauer by deed from Federal National Mortgage Association, said deed being recorded on January 22, 2016, in the Northampton County Recorder of Deeds Office in Book 2016-1, page 12917.

THEREON BEING ERECTED a two-story half-double residential

dwelling with aluminum siding and brick exterior and shingle roof.

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**No. C-48-CV-2020-06896**

DEUTSCHE BANK  
NATIONAL TRUST COMPANY,  
AS TRUSTEE ET AL.

vs.

ANNIE CAMPBELL a/k/a  
ANNIE B. CAMPBELL a/k/a  
ANNIE B. DUNNA

**Property Address:**

610 South 23rd Street, Easton, PA 18042

**UPI/Tax Parcel Number:**

L9SW4C/5/47/0837

ALL THAT CERTAIN lot or piece of ground, together with the improvements thereon, located on the east side of South 23rd Street, between Birch and Forest Streets, in Wilson Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Annie Campbell by deed from Hon Nguyen, said deed recorded on September 19, 2006, in the Northampton County Recorder of Deeds Office in Book 2006-1, page 386863.

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

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**No. C-48-CV-2021-03361**

MANORCARE HEALTH  
SERVICES—EASTON

vs.

MICHAEL COYLE,  
MANORCARE EASTON

**Property Address:**

431 Iron Street, Easton, PA 18042

**UPI/Tax Parcel Number:**

M9NW2A/9/35/0837

ALL THAT CERTAIN lot or piece of ground situate in Wilson Borough, Northampton County, Pennsylvania, and being Lot No. 11 on the Plan of Foxcroft prepared by Hanover Engineering Associates, Inc., dated July

14, 1986, and recorded in the Northampton County Recorder of Deeds Office in Plan Book 86, page 395.

TITLE TO SAID PREMISES is vested in Michael J. Coyle and Joan M. Coyle, husband and wife, by deed from Michael J. Coyle and Joan N. Oliver, n/k/a Joan M. Coyle, husband and wife, said deed recorded on March 4, 2003, in the Northampton County Recorder of Deeds Office in Book 2003-1, page 73040.

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

**No. C-48-CV-2021-04481**

U.S. BANK TRUST  
NATIONAL ASSOCIATION  
vs.

BENNY LATIF SHAIKH,  
CORINNE E. SHAIKH f/k/a  
CORINNE E. LAWRENCE a/k/a  
CORRINE E. LAWRENCE,  
SAMIR K. SHAIKH

**Property Address:**

3150 Newburg Road, Nazareth, PA  
18064

**UPI/Tax Parcel Number:**

K6/20/1B/0432

ALL THAT CERTAIN tract of land situate in Upper Nazareth Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Samir K. Shaikh, Corrine E. Lawrence and Benny Latif Shaikh by deed from Beneficial Consumer Discount Company, d/b/a Beneficial Mortgage Company of Pennsylvania, a Pennsylvania Corporation, said deed recorded on December 21, 2011, in the Northampton County Recorder of Deeds Office in Book 2011-1, page 263899.

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

**No. C-48-CV-2021-04490**

PALM TREE INVESTMENTS, LLC  
vs.

MOBRIE MCKENZIE

**Property Address:**

1456 Hennaberry Lane, Easton,  
PA 18040

**UPI/Tax Parcel Number:**

K9/14/24N-42/0311

ALL THAT CERTAIN tract of land situated in Forks Township, Northampton County, Pennsylvania, recorded in Plan Book 2003-1, page 472691, in the Northampton County Recorder of Deeds Office.

TITLE TO SAID PREMISES is vested in Mobrie McKenzie by deed from The Preserve at Forks Township, Inc., said deed recorded on April 5, 2007, in the Northampton County Recorder of Deeds Office in Book 2007-1, page 127593.

THEREON BEING ERECTED a two-story single residential dwelling with vinyl siding and stone veneer, shingle roof with solar panels, and an attached double-wide 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

Jan. 20, 27; Feb. 3