

**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****ELDER, ROBERT ALEXANDER,**  
dec'd.

Late of Bethlehem, Northampton County, PA

Executor: Dana Elder 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

**GONZALEZ, SUSAN J.,** dec'd.

Late of the Township of Williams, Northampton County, PA

Executor: David A. Gonzalez c/o Beth A. Knickerbocker, Esquire, 601 Stones Crossing, Suite A5, Easton, PA 18045

Attorney: Beth A. Knickerbocker, Esquire, 601 Stones Crossing, Suite A5, Easton, PA 18045

**HARING, ALICE E.,** dec'd.

Late of Easton, Northampton County, PA

Administratrix: Samantha Jayne Medellin c/o Goudsouzian &

Associates, 2940 William Penn Highway, Easton, PA 18045

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

**HARING, ROY T., SR.,** dec'd.

Late of Easton, Northampton County, PA

Administratrix: Samantha Jayne Medellin c/o Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045

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

**KLOS, DOREEN,** dec'd.

Late of Bethlehem Township, Northampton County, PA

Executrix: Laura Klos-Gunther c/o Ralph J. Bellafatto, Esquire, 4480 William Penn Highway, Easton, PA 18045

Attorney: Ralph J. Bellafatto, Esquire, 4480 William Penn Highway, Easton, PA 18045

**KRATZER, DANA a/k/a DANA PERSIANI,** dec'd.

Late of the Township of Washington, Northampton County, PA

Executrix: Dona Jean Persiani c/o Charles Bruno, Esquire, Bruno Law, P.O. Box 468, Easton, PA 18044-0468

Attorneys: Charles Bruno, Esquire, Bruno Law, P.O. Box 468, Easton, PA 18044-0468

**SARGENT, ELWOOD J., SR.,** dec'd.

Late of the City of Easton, Northampton County, PA

Executrix: Bonnie S. Altemose 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**

**BISHOP, JOHN EARL**, dec'd.

Late of the City of Bethlehem,  
Northampton County, PA

Executrix: Angelina Marie  
Bishop 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

**BONNEY, PATRICIA C.**, dec'd.

Late of the Township of Palmer,  
Northampton County, PA

Executrix: Linda Jean Bonney  
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

**BORLODAN, MICHAEL G.**, dec'd.

Late of Nazareth, Northampton  
County, PA

Executor: David Borlodan, 48  
Regal Lane, Fredericksburg, VA  
22406

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

**BURKE, WILLIAM A.**, dec'd.

Late of Bethlehem, Northampton  
County, PA

Executor: William R. Burke,  
8010 Bell Gate Road, Coopers-  
burg, PA 18036

**GALLAGHER-ORTIZ, JAMES  
JOSEPH, JR.**, dec'd.

Late of the Township of Bushkill,  
Northampton County, PA

Administratrix: Melanie A.  
Gallagher c/o Charles Bruno,  
Esquire, Bruno Law, P.O. Box  
468, Easton, PA 18044-0468

Attorneys: Charles Bruno,  
Esquire, Bruno Law, P.O. Box  
468, Easton, PA 18044-0468

**HARTZELL, CORA I.**, dec'd.

Late of the Borough of Bath,  
Northampton County, PA

Executor: Jason Wade Hartzell  
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

**HILBERT, ELIZABETH R.**, dec'd.

Late of the Township of Moore,  
Northampton County, PA

Executrix: Sherry Corrine Krapf  
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

**JOHNS, CHARLES W.**, dec'd.

Late of Bethlehem, Northampton  
County, PA

Executrix: Ms. Kristina L. Rogers  
a/k/a Kristina L. Neilson-Rogers  
Attorneys: John D. Lychak,  
Esquire, Law Offices of John D.  
Lychak, P.C., 60 W. Broad Street,  
Suite 98, Bethlehem, PA 18018

**KARPIN, MARGARET CHRISTINE**,  
dec'd.

Late of the Township of Forks,  
Northampton County, PA

Executrix: Lynn A. Kuehn 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

**KICHLINE, SUSAN K.,** dec'd.

Late of the Township of Lower Saucon, Northampton County, PA  
Administratrix: Nancy B. Kichline 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

**KURZEJA, BERNADINE M.,** dec'd.

Late of Northampton, Northampton County, PA  
Executor: John J. Kurzeja 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

**LEHR, WILLIAM R., SR.,** dec'd.

Late of Bethlehem, Northampton County, PA  
Executor: William R. Lehr, Jr., 135 Evergreen Drive, Lehighon, PA 18235  
Attorneys: Jason R. Costanzo, Esquire, ARM Lawyers, 115 E. Broad Street, Bethlehem, PA 18018

**MISUTKA, RUDY C.,** dec'd.

Late of Bangor, Northampton County, PA  
Executrix: Angela M. Templeton, 559 Rasley Hill Rd., Bangor, PA 18013

**WERKHEISER, TIMOTHY PERRY a / k / a TIMOTHY P. WERKHEISER,** dec'd.

Late of the Borough of Hellertown, Northampton County, PA  
Administratrix: Michelle Werkheiser c/o Joshua N. Daly, Esquire, 4480 William Penn Highway, Suite 200, Easton, PA 18045  
Attorney: Joshua N. Daly, Esquire, 4480 William Penn Highway, Suite 200, Easton, PA 18045

**WERKPEHOWSKI, WILLIAM J. a / k / a WILLIAM JOHN WERKPEHOWSKI a / k / a WILLIAM WERKPEHOWSKI,** dec'd.

Late of Bethlehem, Northampton County, PA  
Executors: William J. Werkpehowski and Robert D. Fleming c/o Michael E. Riskin, Esquire, 18 E. Market Street, Bethlehem, PA 18018  
Attorney: Michael E. Riskin, Esquire, 18 E. Market Street, Bethlehem, PA 18018

**WILSON, DONA M.,** dec'd.

Late of 130 Stark Street, Northampton, Northampton County, PA  
Personal Representative: Ryan Fogarty c/o Victor Cavacini, Esquire, 33 South Seventh Street, P.O. Box 4060, Allentown, PA 18105-4060  
Attorney: Victor Cavacini, Esquire, 33 South Seventh Street, P.O. Box 4060, Allentown, PA 18105-4060

**YANDRISOVITZ, FRANK J.,** dec'd.

Late of the Borough of Nazareth, Northampton County, PA

Administratrix: Veronica A. McCauley 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

#### **CAPOMAGGI, CLAIRE P.,** dec'd.

Late of the Township of Palmer, Northampton County, PA  
 Executors: T. Austin Capomaggi and John A. Capomaggi 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

#### **CAPRIOTTI, ORLANDO G.,** dec'd.

Late of the Township of Lower Mount Bethel, Northampton County, PA  
 Executrix: Judith Ann Campbell c/o Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045  
 Attorneys: Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045

#### **COLLIER, MARIE,** dec'd.

Late of Bethlehem, Northampton County, PA  
 Executor: Michael Secula 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

#### **HOFF, HAROLD H.,** dec'd.

Late of the Borough of Bath, Northampton County, PA  
 Executrix: Vicki Marie Eldridge, 137 Wolf Street, Bath, PA 18014  
 Attorneys: Daniel G. Spengler, Esquire, Spengler Brown Law Offices, 110 East Main Street, Bath, PA 18014

#### **NICHOLAS, IRENE MARY,** dec'd.

Late of the Township of Palmer, Northampton County, PA  
 Executrix: Bonnie L. Nicholas c/o Brian M. Monahan, Esquire, 831 Lehigh Street, Easton, PA 18042  
 Attorney: Brian M. Monahan, Esquire, 831 Lehigh Street, Easton, PA 18042

#### **PETTRAN, LOUIS,** dec'd.

Late of the Borough of Hellertown, Northampton County, PA  
 Executrix: Rachel Hudock 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

#### **RUHF, THEODORE T., JR.,** dec'd.

Late of Bethlehem, Northampton County, PA  
 Executrix: Laura Lyn Bannon 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

#### **WEIGOLD, CHARLES, III,** dec'd.

Late of Lehigh Township, Northampton County, PA

Executor: Charles Weigold, Jr.  
c/o Bohdan J. Zelechiwsky,  
Esquire, Zelechiwsky Law Office,  
LLC, 527 Hamilton Street,  
Allentown, PA 18101

Attorneys: Bohdan J.  
Zelechiwsky, Esquire,  
Zelechiwsky Law Office, LLC,  
527 Hamilton Street, Allentown,  
PA 18101

**WEISS, KEVIN T.,** dec'd.

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

Executrix: Ashley Lynn Weiss  
a/k/a Ashley Lynn Frey 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

**WRIGHT, MARY LOUISE,** dec'd.

Late of the City of Bethlehem,  
Northampton County, PA

Executrix: Amy L. Artigliere 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

**YOUNGKIN, CARMELA R.,** dec'd.

Late of the City of Easton,  
Northampton County, PA

Executor: John T. Pinto 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

**NOTICE OF NONPROFIT  
INCORPORATION  
MAROJOKA FIELD  
HOCKEY CLUB INC.**

hereby gives notice that articles of  
incorporation have been filed with the  
Department of State of the Common-  
wealth of Pennsylvania, under the  
provisions of the Pennsylvania  
Business Corporation Law of 1988,  
P.L. 1444, No. 177. The purpose for  
which the nonprofit corporation is to  
be organized is for youth field hockey  
activities.

Marojoka Field Hockey Club Inc.  
P.O. Box 213  
Catasauqua, PA 18032

June 1

**FICTITIOUS NAME  
REGISTRATION NOTICES**

NOTICE IS HEREBY GIVEN that  
a Registration of Fictitious Name was  
filed in the Department of State of the  
Commonwealth of Pennsylvania on  
March 1, 2023, for:

**OH FIDDLESTIX!**

with a principal place of business  
located at: 960 Muschlitz Rd.,  
Nazareth, PA 18064 in Northampton  
County. The individual interested in  
this business is Christine Talbot, also  
located at 960 Muschlitz Rd.,  
Nazareth, PA 18064. This is filed in  
compliance with 54 Pa. C.S. 311.417.

June 1

NOTICE IS HEREBY GIVEN that  
a Registration of Fictitious Name was  
filed in the Department of State of the  
Commonwealth of Pennsylvania on  
May 1, 2023, for:

**ONE TRIBE INTERNATIONAL**

with a principal place of business  
located at: 402 West 9th Street,  
Bethlehem, PA 18015 in Northamp-  
ton County. The individual interested  
in this business is John Dickson, also  
located at 402 West 9th Street,  
Bethlehem, PA 18015. This is filed in  
compliance with 54 Pa. C.S. 311.417.

June 1

**NOTICE FOR CHANGE OF NAME**

NOTICE IS HEREBY GIVEN that on May 23, 2023, the Petition of McKenna Lee Chen was filed in Northampton County Court of Common Pleas at No. C-48-CV-2023-003432, seeking to change the name of Petitioner from McKenna Lee Chen to McKenna Lee. The Court has fixed Wednesday July 19, 2023 at 9:00 a.m., in courtroom #5 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.

June 1

**NOTICE FOR CHANGE OF NAME**

NOTICE IS HEREBY GIVEN that on May 8, 2023 the Petition of Tam Anh Thuy Nguyen was filed in Northampton County Court of Common Pleas at No. C-48-CV-2023-1425, seeking to change the name of Petitioner from Tam Anh Thuy Nguyen to Tam Anh Thuy Hoang. The Court has fixed Monday, June 12, 2023 at 9:00 A.M. in Courtroom #4 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 show cause, if any they have, why the prayer of the Petitioner should not be granted.

June 1

**COURT OF COMMON PLEAS  
CIVIL DIVISION  
NORTHAMPTON COUNTY**

Reverse Mortgage Funding LLC  
PLAINTIFF

vs.

Richard Byron, known Heir of Patricia E. Byron, deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Patricia E. Byron, deceased  
DEFENDANTS

**NO.: C-48-CV-2022-06572**

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

To: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Patricia E. Byron, deceased, 438 Old Mill Road Easton, PA 18040

Your house (real estate) at: 438 Old Mill Road, Easton, PA 18040, Parcel ID: K9SE4-6-9-0311, is scheduled to be sold at Sheriff's Sale at Northampton County Courthouse, 669 Washington Street, Easton, PA 18042 on August 11, 2023 at 10:00 A.M. to enforce the court judgment of \$178,703.38 obtained by Reverse Mortgage Funding LLC against you.

**NOTICE OF OWNER'S RIGHTS  
YOU MAY BE ABLE TO PREVENT  
THIS SHERIFF'S SALE**

To prevent this Sheriff's Sale you must take immediate action: The sale will be cancelled if you pay back to Reverse Mortgage Funding LLC the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: LOGS Legal Group, LLC., (610) 278-6800.

PLEASE NOTE a Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 20 days after the filing of the schedule.

June 1

**COURT OF COMMON PLEAS  
CIVIL DIVISION  
NORTHAMPTON COUNTY**

Reverse Mortgage Funding LLC  
PLAINTIFF

vs.

Christopher Stephen Simon, known  
Heir of Andre L. Simon, deceased;  
Erika Muschert, known Heir of  
Andre L. Simon, deceased;  
Andre D. Simon, known Heir of  
Andre L. Simon, deceased; and  
Unknown Heirs, Successors,  
Assigns and All Persons, Firms or  
Associations Claiming Right, Title or  
Interest from or under  
Andre L. Simon, deceased

DEFENDANTS

**NO.: C-48-CV-2023-01156**

To: the Defendants, Unknown Heirs,  
Successors, Assigns and All  
Persons, Firms or Associations  
Claiming Right, Title or Interest  
from or under Andre L. Simon,  
deceased

TAKE NOTICE THAT THE Plaintiff,  
Reverse Mortgage Funding LLC has  
filed an action Mortgage Foreclosure,  
as captioned above.

**NOTICE**

IF YOU WISH TO DEFEND, YOU  
MUST ENTER A WRITTEN APPEAR-  
ANCE PERSONALLY OR BY  
ATTORNEY AND FILE YOUR  
DEFENSE OR OBJECTIONS WITH  
THE COURT. YOU ARE WARNED  
THAT IF YOU FAIL TO DO SO THE  
CASE MAY PROCEED WITHOUT  
YOU AND A JUDGMENT MAY BE  
ENTERED AGAINST YOU WITHOUT  
FURTHER NOTICE FOR THE RELIEF  
REQUESTED BY THE PLAINTIFF.  
YOU MAY LOSE MONEY OR  
PROPERTY OR OTHER RIGHTS  
IMPORTANT TO YOU.

YOU SHOULD TAKE THIS  
NOTICE TO YOUR LAWYER AT  
ONCE. IF YOU DO NOT HAVE A  
LAWYER GO TO OR TELEPHONE  
THE OFFICE SET FORTH BELOW.  
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.

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

CHRISTOPHER A.  
DeNARDO, ESQUIRE  
PA I.D. No. 78447

ELIZABETH L. WASSALL,  
ESQUIRE  
PA I.D. No. 77788

LESLIE J. RASE, ESQUIRE  
PA I.D. No. 58365

SAMANTHA GABLE, ESQUIRE  
PA I.D. No. 320695

HEATHER RILOFF, ESQUIRE  
PA I.D. No. 309906

KEVIN T. TONCZYCZYN, ESQUIRE  
PA I.D. No. 332616

LORRAINE GAZZARA  
DOYLE, ESQUIRE  
PA I.D. No. 34576

LOGS LEGAL GROUP LLP

3600 Horizon Drive  
Suite 150  
King of Prussia, PA 19406  
Telephone: (610) 278-6800  
e-mail: pahelp@logs.com

June 1

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

The following real estate will be  
sold by the Sheriff of Northamp-  
ton County, Pennsylvania, on JUNE  
9, 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-2018-09407**

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST 1

vs.

WILLIAM F. MADERA,  
JILL MAKAROVSKY

**Property Address:**

644 Mulberry Drive, Nazareth, PA 18064-8681

**UPI/Tax Parcel Number:**

K7/19/13-311/0418

ALL THAT CERTAIN tract or parcel of land situate in Lower Nazareth Township, Northampton County, Pennsylvania, being Lot No. 311 on plan entitled "Overall Record Major Subdivision Plan for Fields at Trio Farms—Phase 1" as prepared by Van Cleef Engineering Associates, said plan last revised March 14, 2011, and recorded June 24, 2011, in Map Book 2011-5 at page 142.

TITLE TO SAID PREMISES is vested in William F. Madera and Jill Makarovsky, with rights of survivorship, by deed from Trio Farms PA, LLC, land owner, and Kay Trio, LLC, equitable owner, said deed recorded on December 2, 2013, in the Northampton County Recorder of Deeds Office in Book 2013-1 at page 309931.

THEREON BEING ERECTED a two-story residential row home with vinyl siding and brick exterior, shingle roof and attached two-car garage.

**No. C-48-CV-2022-00452**

NATIONSTAR MORTGAGE, LLC  
d/b/a CHAMPION  
MORTGAGE COMPANY

vs.

ELIZABETH FRABLE a/k/a  
ELIZABETH M. FRABLE

**Property Address:**

89 Old Carriage Road, Northampton, PA 18067

**UPI/Tax Parcel Number:**

K4/30/3/0501

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

TITLE TO SAID PREMISES is vested in Elizabeth M. Frable, widow, by deed from Elizabeth M. Frable, widow, said deed recorded on January 18, 2002, in the Northampton County Recorder of Deeds Office in Book 2002-1 at page 019103.

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

**No. C-48-CV-2022-01244**

WILMINGTON SAVINGS FUND SOCIETY, FSB ET AL.

vs.

TONY G. McCOY,  
JACQUELINE E. McCOY

**Property Address:**

831 Johnston Drive, Bethlehem, PA 18017

**UPI/Tax Parcel Number:**

M6SE3/3/8/0204

ALL THAT CERTAIN message, tenement and lot or parcel of land situate in the 19th Ward of Bethlehem City, Northampton County, Pennsylvania, being Lot No. 3, Block A, as shown on plan entitled "Plan of Altonah Park", Bethlehem, PA, said plan dated June 25, 1957, by Leonard M. Privilig Co., Engineers.

TITLE TO SAID PREMISES is vested in Tony G. McCoy and Jacqueline E. McCoy by deed from Joseph Cruz, Jr., and Teresa Cruz,



said deed recorded on April 2, 2007, in the Northampton County Recorder of Deeds Office in Book 2007-1 at page 120686.

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

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**No. C-48-CV-2022-03862**  
CALIBER HOME LOANS, INC.

vs.

KAYLA FENSTERMACHER,  
CHASITY PEREZ

**Property Address:**

415 East Union Boulevard,  
Bethlehem, PA 18018

**UPI/Tax Parcel Number:**

P6NE2A/9/27/0204

ALL THAT CERTAIN lot or piece of ground, with the building and improvements thereon erected, situate on the northly side of East Union Boulevard (formerly Union Street) a distance of one hundred forty (140) feet eastwardly from Maple Street in Bethlehem City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Kayla Fenstermacher and Chasity Perez, as tenants by the entirety, by deed from Julie A. Brinker, single, said deed recorded on July 30, 2018, in the Northampton County Recorder of Deeds in Book 2018-1 at page 159293.

THEREON BEING ERECTED a split-level residential row home with brick exterior, slate roof and one-car garage.

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**No. C-48-CV-2022-04113**  
FREEDOM MORTGAGE  
COPRORATION

vs.

ALLAN F. GREENE

**Property Address:**

2703 Spring Garden Street,  
Easton, PA 18045

**UPI/Tax Parcel Number:**

L8SE2/21/11/0324

ALL THOSE CERTAIN lots, tracts or pieces of land situated in Palmer Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Allan F. Greene, married, as tenant by the entirety, by deed from Joanna P. Levy and Robert Duld, wife and husband, said deed recorded on July 5, 2018, in the Northampton County Recorder of Deeds Office in Book 2018-1 at page 139988.

THEREON BEING ERECTED a two-story single residential dwelling with vinyl siding and brick exterior, shingle roof and in-ground pool.

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**No. C-48-CV-2022-05763**

PENNYMAC LOAN SERVICES, LLC  
vs.

GREGORY T. DAILEY

**Property Address:**

190 East Main Street, Pen Argyl,  
PA 18072

**UPI/Tax Parcel Number:**

E8NE2C/4/8/0625

ALL THAT CERTAIN parcel or tract of land, together with the improvements erected thereon, being situate in the First Ward of Pen Argyl Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Gregory T. Dailey, unmarried, by deed from Mark Cotturo, unmarried, said deed recorded on June 12, 2017, in the Northampton County Recorder of Deeds Office in Book 2017-1 at page 120957.

THEREON BEING ERECTED a one-and-one-half-story Cape Cod-style residential dwelling with stone masonry exterior, slate roof and detached two-car garage.

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**No. C-48-CV-2022-06363**

U.S. BANK NATIONAL  
ASSOCIATION, AS TRUSTEE  
ET AL.

vs.

ALBERT J. FREED

**Property Address:**

3025 Bath Pike, Nazareth, PA 18064

**UPI/Tax Parcel Number:**

K6/11/11E/0432

ALL THAT CERTAIN message, tenement and lot or piece of ground situate on the southerly side of Pennsylvania Route 248 (a/k/a Bath Pike) in Upper Nazareth Township, Northampton County, Pennsylvania, being Lot No. 2 on a Final Minor Subdivision for Chester and Ethel Flory as prepared by Kenneth R. Hahn, PLS, and shown on a drawing No. 92-6 dated and last revised on May 18, 1993.

TITLE TO SAID PREMISES is vested in Albert J. Freed by deed from Chester C. Florey and Ethel M. Florey, his wife, said deed recorded on November 4, 1996, in the Northampton County Recorder of Deeds Office in Book 1996-1 at page 116569.

THEREON BEING ERECTED a two-and-a-half-story single residential dwelling with stone block exterior and shingle roof.

**No. C-48-CV-2022-07713**

M&T BANK

vs.

ROBERT J. NIKISHER a/k/a  
ROBERT JAMES NIKISHER,  
KELLY L. NIKISHER a/k/a  
KELLY NIKISHER

**Property Address:**

843 Bluemont Drive, Walnutport, PA 18088

**UPI/Tax Parcel Number:**

J2/8/6N/0516

ALL THAT CERTAIN lot or tract of land situated in Lehigh Township, Northampton County, Pennsylvania, designated as Lot 3 on Plan of Sandstone Knoll, recorded in Map Book 38 at page 24.

TITLE TO SAID PREMISES is vested in Robert James Nikisher and Kelly L. Nikisher by deed from Robert J. Nikisher a/k/a Robert James Nikisher, said deed recorded on May 12, 2008, in the Northampton County Recorder of Deeds Office in Book 2008-1 at page 138937.

THEREON BEING ERECTED a two-story 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

May 18, 25; June 1