

**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****BEYER, GERALDINE MARIE,** dec'd.

Late of Northampton County, PA  
 Administratrix: Susan Melissa Maret c/o Joel S. Lubner, Esquire, 2929 Arch St., 13th Fl., Philadelphia, PA 19104  
 Attorney: Joel S. Lubner, Esquire, 2929 Arch St., 13th Fl., Philadelphia, PA 19104

**BURGER, CLARA M.,** dec'd.

Late of the Borough of Northampton, Northampton County, PA  
 Administrator: John Eugene Burger 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

**FILIGHERI, LOUIS ROBERT,** dec'd.

Late of the City of Bethlehem, Northampton County, PA  
 Executrix: Carolyn M. Long, 2220 East Boulevard, Bethlehem, PA 18017  
 Attorney: Paul J. Harak, Esquire, 1216 Linden Street, P.O. Box 1409, Bethlehem, PA 18016

**GORSKI, NORA JANE,** dec'd.

Late of the City of Bethlehem, Northampton County, PA  
 Executrix: Rachel W. Friden 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

**HANCHARICK, JOANNE M.,** dec'd.

Late of the Township of Bethlehem, Northampton County, PA  
 Executor: James J. Hancharick c/o Stanley M. Vasiliadis, Esquire, Vasiliadis Pappas Associates, LLC, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020  
 Attorneys: Stanley M. Vasiliadis, Esquire, Vasiliadis Pappas Associates, LLC, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020

**HOCKENBERRY, CLAIRE E.,** dec'd.

Late of the Borough of Nazareth, Northampton County, PA  
 Executrix: Denise Ann Vilkauskas c/o DiFelice Law, LLC, 240 South Main Street, Suite 1206, Nazareth, PA 18064

Attorneys: DiFelice Law, LLC,  
240 South Main Street, Suite  
1206, Nazareth, PA 18064

**KICZULA, MARYANN**, dec'd.

Late of the Borough of Hellertown,  
Northampton County, PA  
Administrator: Shaun Anthony  
Yanchuk 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

**MRAZ, JERRY**, dec'd.

Late of Northampton, North-  
ampton County, PA  
Executor: Timothy L. Lockard  
a/k/a Timothy Lee Lockard c/o  
Sally L. Schoffstall, Esquire,  
Schoffstall Elder Law, 2987  
Corporate Court, Suite 200,  
Orefield, PA 18069  
Attorneys: Sally L. Schoffstall,  
Esquire, Schoffstall Elder Law,  
2987 Corporate Court, Suite  
200, Orefield, PA 18069

**SCHOMP, DAVID E., JR.**, dec'd.

Late of the Township of Palmer,  
Northampton County, PA  
Executrix: Jacquelyn Rae  
Schomp c/o Goudsouzian &  
Associates, 2940 William Penn  
Highway, Easton, PA 18045  
Attorneys: Goudsouzian &  
Associates, 2940 William Penn  
Highway, Easton, PA 18045

**SHROPE, STERLING J.**, dec'd.

Late of Northampton County, PA  
Executor: Donald L. Csezmadia  
c/o Leonard M. Mellon, Esquire,  
151 South 7th Street, Easton, PA  
18042

Attorney: Leonard M. Mellon,  
Esquire, 151 South 7th Street,  
Easton, PA 18042

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

Late of Upper Nazareth  
Township, Northampton County,  
PA  
Executrix: RoseMarie Vuchak  
c/o Michael D. Recchiuti,  
Esquire, 60 West Broad Street,  
Suite 303, Bethlehem, PA 18018  
Attorney: Michael D. Recchiuti,  
Esquire, 60 West Broad Street,  
Suite 303, Bethlehem, PA 18018

**WEAVER, GLADYS I.**, dec'd.

Late of Northampton County, PA  
Executor: Herbert G. Litvin c/o  
Leonard M. Mellon, Esquire, 151  
South 7th Street, Easton, PA  
18042  
Attorney: Leonard M. Mellon,  
Esquire, 151 South 7th Street,  
Easton, PA 18042

**SECOND PUBLICATION**

**BRADER, MARLENE A.**, dec'd.

Late of the City of Bethlehem,  
Northampton County, PA  
Executrix: Lynn Marie Vangelder  
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

**BURKEVICH, ALBERT J.**, dec'd.

Late of the City of Bethlehem,  
Northampton County, PA  
Executrix: Susan G. Koehler 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

**CHROMCZAK, JANE E.**, dec'd.  
Late of Lower Saucon Township,  
Northampton County, PA  
Executrix: Debra Ann Chromczak  
c/o Fitzpatrick Lentz & Bubba,  
P.C., Two City Center, 645 West  
Hamilton Street, Suite 800,  
Allentown, PA 18101  
Attorneys: Fitzpatrick Lentz &  
Bubba, P.C., Two City Center,  
645 West Hamilton Street, Suite  
800, Allentown, PA 18101

**DINAN, MARCELLA KELLY**, dec'd.  
Late of Lower Saucon Township,  
Northampton County, PA  
Executrix: Terry Dinan Flanley  
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

**ECK, ALMEDA L.**, dec'd.  
Late of the Township of Palmer,  
Northampton County, PA  
Administratrix: Monica M. Moore  
c/o Theresa Hogan, Esquire, 340  
Spring Garden Street, Easton,  
PA 18042  
Attorney: Theresa Hogan,  
Esquire, 340 Spring Garden  
Street, Easton, PA 18042

**ECKHARDT, LINDA D.**, dec'd.  
Late of Northampton, North-  
ampton County, PA  
Executrix: Peggy Ann  
McCormick, 1410 Frost Hollow  
Road, Easton, PA 18040.

**FRANTZ, MABEL M.**, dec'd.  
Late of the Borough of Wal-  
nutport, Northampton County,  
PA  
Executor: Brian David Frantz  
c/o David B. Shulman, Esquire,  
Shulman Law Office PC, 419  
Delaware Avenue, P.O. Box 157,  
Palmerton, PA 18071

Attorneys: David B. Shulman,  
Esquire, Shulman Law Office  
PC, 419 Delaware Avenue, P.O.  
Box 157, Palmerton, PA 18071

**FREDERICK, ROBERT ECKERD**,  
dec'd.  
Late of Lower Saucon Township,  
Northampton County, PA  
Executrix: Mary Frances  
Frederick 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

**JORDAN, DORIS E.**, dec'd.  
Late of Walnutport, Northampton  
County, PA  
Administrator: Anthony Jordan  
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

**KOEHLER, NANCY L.**, dec'd.  
Late of the Borough of Nazareth,  
Northampton County, PA  
Executrix: Cynthia I. Woodward  
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

**KUZMIN, PRISCILLA A.**, dec'd.  
Late of the Township of Lehigh,  
Northampton County, PA  
Administrators: Amanda E.  
Shuey and Bryan W. Kuzmin 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

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

Late of Forks Township, Northampton County, PA

Co-Executors: Daniel E. Mehrkam and Kristine A. Schoenenberger c/o Barbara Rush Renkert, Esquire, 2120 Northampton Street, Easton, PA 18042

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

**PAULES, SCOTT DEAN,** dec'd.

Late of Franklin Twp., Northampton County, PA

Executor: Donald Adam Dyson c/o Angela D. Giampolo, Esquire, Giampolo Law Group, LLC, 1221 Locust St., #202, Philadelphia, PA 19107

Attorneys: Angela D. Giampolo, Esquire, Giampolo Law Group, LLC, 1221 Locust St., #202, Philadelphia, PA 19107

**POLICELLI, LUCY C.,** dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executrix: Stephanie Rose Eney, 628 Fairway Drive, Towson, MD 21286

Attorney: Paul J. Harak, Esquire, 1216 Linden Street, P.O. Box 1409, Bethlehem, PA 18016

**REYNOLDS, JANETTE,** dec'd.

Late of Easton, Northampton County, PA

Executor: James Stanley Reynolds 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

**SCHULTE, PATRICIA ANN,** dec'd.

Late of Palmer Township, Northampton County, PA

Executor: David Russell Schulte, 1490 Deer Path Road, Easton, PA 18040-8173

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

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

Executor: John P. Silvetz 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

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

Late of the Borough of Pen Argyl, Northampton County, PA

Executor: Stephen G. Baratta c/o William E. Hutcheson, III, Esquire, 91 Larry Holmes Drive, Suite 200, Easton, PA 18042

Attorney: William E. Hutcheson, III, Esquire, 91 Larry Holmes Drive, Suite 200, Easton, PA 18042

**SOLTIS, GREGORY,** dec'd.

Late of Walnutport, Northampton County, PA

Executor: Thomas R. Young 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

**THIRD PUBLICATION****BECKER, NAOMI J.,** dec'd.

Late of Walnutport, Northampton County, PA

Executor: Carl D. Becker c/o Fitzpatrick Lentz & Bubba, P.C., Two City Center, 645 West Hamilton Street, Suite 800, Allentown, PA 18101

Attorneys: Fitzpatrick Lentz & Bubba, P.C., Two City Center, 645 West Hamilton Street, Suite 800, Allentown, PA 18101

**BLEILER, KAREN K.,** dec'd.

Late of the Township of East Allen, Northampton County, PA  
Executrix: Michele E. Roberts, 8220 Airport Rd., Trailer 20, Northampton, PA 18067

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

**BUNDY, ROSA B. a/k/a ROSA BUNDY HAUCKE,** dec'd.

Late of Plainfield Township, Northampton County, PA  
Executrix: Vicki Byrd, 95-1038 Ainamakua Drive, Unit A, Mililani, HI 96789

Attorneys: Lori J. Cerato, Esquire and Kelly L. Lombardo, Esquire, 729 Sarah Street, Stroudsburg, PA 18360

**COTTURO, PALMER J.,** dec'd.

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

Co-Administrators: Palmer Christopher Cotturo and Nicole M. Brungard

Attorney: Nicholas R. Sabatine, III, Esquire, 16 S. Broadway, Suite 1, Wind Gap, PA 18091

**GERBER, JOSEPH DAVID,** dec'd.

Late of the Township of Palmer, Northampton County, PA

Executrix: Betty D. Whildinger Gerber c/o John E. Kotsatos, Esquire, 717 Washington Street, Easton, PA 18042

Attorney: John E. Kotsatos, Esquire, 717 Washington Street, Easton, PA 18042

**GUMBERICH, LOTHAR D.,** dec'd.

Late of Palmer Township, Northampton County, PA

Executor: Preston J. Gumberich c/o Fitzpatrick Lentz & Bubba, P.C., Two City Center, 645 West Hamilton Street, Suite 800, Allentown, PA 18101

Attorneys: Fitzpatrick Lentz & Bubba, P.C., Two City Center, 645 West Hamilton Street, Suite 800, Allentown, PA 18101

**HOUSER-WENZEL, CONSTANCE L.,** dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executor: Timothy J. Houser c/o Everett Cook, Esquire, Law Office of Everett Cook, 1605 N. Cedar Crest Blvd., Suite 520, Allentown, PA 18104

Attorneys: Everett Cook, Esquire, Law Office of Everett Cook, 1605 N. Cedar Crest Blvd., Suite 520, Allentown, PA 18104

**KIRKA, SANDRA ELAINE,** dec'd.

Late of the Borough of Hellertown, Northampton County, PA

Executrix: Kathryn Eileen Griffiths 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

**LORISH, MARGARET H.,** dec'd.  
 Late of Bethlehem, Northampton County, PA  
 Executrix: Janet A. Cunningham, 550 West Cherry Road, Quakertown, PA 18951  
 Attorneys: H. Charles Markofski, Esquire, Markofski Law Offices, 1258 East Philadelphia Avenue, P.O. Box 369, Gilbertsville, PA 19525-0369

**PFENNING, ROBERT A.,** dec'd.  
 Late of Bethlehem, Northampton County, PA  
 Co-Executors: Jerie Glass and Gilbert L. Silva 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

**PRESTO, ROCCO JOSEPH, JR.,** dec'd.  
 Late of Easton, Northampton County, PA  
 Executor: Michael Joseph Presto, Jr., 1504 Gable Drive, Coopersburg, PA 18036

**WALTERS, NANCY D.,** dec'd.  
 Late of Bethlehem, Northampton County, PA  
 Nancy D. Walters Revocable Living Trust u/a/d September 25, 1997  
 Trustee: Tamie H. Swain c/o Robert B. Roth, Esquire, The Roth Law Firm, P.O. Box 4355, Allentown, PA 18105  
 Attorneys: Robert B. Roth, Esquire, The Roth Law Firm, P.O. Box 4355, Allentown, PA 18105

**ZARECZKY, DAVID R., SR.,** dec'd.  
 Late of the Borough of Walnutport, Northampton County, PA  
 Administrator: David R. Zareczky, Jr. c/o Zachary Zawarski, Esquire, 3001 Easton Avenue, Bethlehem, PA 18017  
 Attorney: Zachary Zawarski, Esquire, 3001 Easton Avenue, Bethlehem, PA 18017

**CORPORATE FICTITIOUS NAME REGISTRATION NOTICE**

NOTICE IS HEREBY GIVEN, pursuant to the provisions of Act 295 of 1982, as amended, of intention to file, or the filing of, in the Office of the Secretary of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, a certificate for the conduct of a business in Pennsylvania, under the assumed or fictitious name, style or designation of:

**HKA5**

with its principal place of business at: 1501 Lehigh Parkway N, Allentown, PA 18103.

The name and address of the entity owning or interested in said business are: Alloy5 Design Studios, LLC, 1501 Lehigh Parkway N, Allentown, PA 18103.

GOUDSOUZIAN & ASSOCIATES  
 2940 William Penn Highway  
 Easton, PA 18045-5227  
 (610) 253-9171

May 23

**LIMITED LIABILITY COMPANY NOTICE**

NOTICE IS HEREBY GIVEN that the Certificate of Organization has been filed with the Department of State of the Commonwealth of Pennsylvania, in Harrisburg, Pennsylvania under the provisions of the Pennsylvania Uniform Limited Liability Company Act of 2016, approved November 21, 2016, Nov. 21, P.L. 1328, No. 170. The name of the Limited Liability Company is:

**VANITY FAIR PRESS, LLC**

The Certificate of Organization was filed on March 11, 2024.

DAVID R. GORDON, ESQUIRE  
1883 Jory Road  
Pen Argyl, PA 18072

May 23

**NOTICE FOR CHANGE OF NAME**

NOTICE IS HEREBY GIVEN that on May 2, 2024 the petition of Robert Herrera was filed in Northampton County Court of Common Pleas, of Easton, Pennsylvania to No. C-48CV2024000361, seeking the name change of Robert Dymetri Herrera to Robert Dymitr Bachor. The court has fixed June 5, 2024 at 9:00 a.m. in Northampton County Courthouse, Courtroom Motions, as date and place for hearing of Petition. All persons interested in the proposed change of name may appear and show cause, if they have any, as to why prayer of the Petitioner should or should not be granted.

May 23

**MISCELLANEOUS LEGAL NOTICE**

In Re: Estate of

Mark S. Fiermonte, Deceased

The law offices of Pierce & Steirer, LLC is looking for family members of Mark S. Fiermonte, who died on December 1, 2023 in Bethlehem, Northampton County, Pennsylvania. Anyone with information regarding Mark S. Fiermonte's family is asked to contact the following:

SCOTT R. STEIRER, ESQUIRE  
(610) 759-1420

May 16, 23

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

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on JUNE 7, 2024, at ten o'clock a.m. in the COUNCIL CHAMBERS, THIRD

FLOOR, of the Northampton County Government Center, within the City of Easton, County of Northampton and State of Pennsylvania.

PLEASE TAKE NOTICE that the sale price will include only the outstanding taxes certified to the Sheriff's Office. Any taxes not reported to the Sheriff are the responsibility of the purchaser.

**No. C-48-CV-2009-08210**

PHH MORTGAGE CORPORATION

vs.

RODOLFO GAVIRIA, AMPARO GAVIRIA, EDWIN A. GAVIRIA

**Property Address:**

1625 Ferry Street, Easton, PA 18042

**UPI/Tax Parcel Number:**

L9SW2D/6/3/0837

ALL THAT CERTAIN lot or piece of land, together with the eastern half of the double dwelling erected thereon, situate in the First Ward of Wilson Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Rodolfo Gaviria and Amparo Gaviria by deed from Rodolfo Gaviria, Amparo Gaviria and Edwin A. Gaviria, said deed recorded on February 12, 2024, in the Northampton County Recorder of Deeds office in Book 2024-1 at page 024333.

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

**No. C-48-CV-2019-09073**

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

vs.

RANDY ERDIE a/k/a RANDY L. ERDIE, CHERYL ERDIE a/k/a CHERYL A. ERDIE

**Property Address:**

225 Hickory Street, Nazareth, PA 18064

**UPI/Tax Parcel Number:**

J7SE2B/2/1/0421

ALL THAT CERTAIN lot or piece of ground situated in Nazareth Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Cheryl A. Erdie and Randy L. Erdie by deed from Benedict W. Lanari and Ethel M. Lanari, his wife, said deed recorded on October 21, 2008, in the Northampton County Recorder of Deeds office in Book 2008-1 at page 287359.

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

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**No. C-48-CV-2021-07128**

BANGOR BOROUGH AUTHORITY  
vs.  
SCOTT A. ZUKOWSKI

**Property Address:**

51 North 1st St., Bangor, PA 18013

**UPI/Tax Parcel Number:**

E9NE2A/8/7/0102

ALL THAT CERTAIN lot situate in Bangor Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Scott A. Zukowski by deed recorded on July 3, 1997, in the Northampton County Recorder of Deeds office in Book 1997-1 at page 070415.

THEREON BEING ERECTED a three-story church structure with aluminum siding and metal roof.

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**No. C-48-CV-2021-08575**

BETHLEHEM AREA SCHOOL DISTRICT

vs.

JOSEPH G. BURTON,  
CHRISTINA J. BURTON

**Property Address:**

1206 Foxview Drive, Bethlehem, PA 18017

**UPI/Tax Parcel Number:**

M6/22/5-14/0214

ALL THAT CERTAIN lot or tract or parcel of ground situated in Hanover Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Joseph G. Burton and Christina J. Burton by deed from Nic Zawarski & Sons Developers, Inc., said deed recorded on September 24, 2004, in the Northampton County Recorder of Deeds office in Book 2004-1 at page 372320.

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-2022-00482**

MORTGAGE ASSETS  
MANAGEMENT, LLC  
vs.

MARGARET M. BONSER,  
ERNEST BONSER, JR.

**Property Address:**

1225 Brentwood Avenue,  
Bethlehem, PA 18017-9322

**UPI/Tax Parcel Number:**

M6NW4/4/3/0214

ALL THAT CERTAIN lot or tract of land situate in Hanover Township, Northampton County, Pennsylvania, being designated as Lot No. 3, Block A, Section 1, according to plan of lots known as Ville-Ron Estates, said plan dated March 1, 1965, and recorded in Plan Book 21 at page 17.

TITLE TO SAID PREMISES is vested in Margaret M. Bonser by deed from Margaret M. Bonser and Ernest Bonser, Jr., husband and wife, said deed recorded on January 23, 2012, in the Northampton County Recorder of Deeds office in Book 2012-1 at page 016964.



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

**No. C-48-CV-2022-03238**

U.S. BANK TRUST NATIONAL ASSOCIATION ET AL.

vs.

ROBERT A. LANESE, SUSAN E. LANESE

**Property Address:**

3020 10th Street, Bethlehem, PA 18020

**UPI/Tax Parcel Number:**

M7/17/1-248/0205

ALL THAT CERTAIN tract or parcel of land situate in Bethlehem Township, Northampton County, Pennsylvania, known as Lot No. 248, Phase 5, according to a record plan entitled "Phase 5, Final Plan, Nancy Run Estates, as Prepared for Nancy Run Estates Family Limited Partnership".

TITLE TO SAID PREMISES is vested in Robert A. Lanese and Susan E. Lanese by deed from Nancy Run Estates Family Limited Partnership, said deed recorded on July 24, 2002, in the Northampton County Recorder of Deeds office in Book 2002-1 at page 191679.

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

**No. C-48-CV-2022-06887**

WILMINGTON TRUST COMPANY, AS SUCCESSOR TRUSTEE TO BANK OF NEW YORK MELLON ET AL.

vs.

CHAD MAES, KNOWN HEIR OF RUDY J. MAES, DECEASED, CHRIS MAES, KNOWN HEIR OF

RUDY J. MAES, DECEASED, CRAIG MAES, KNOWN HEIR OF RUDY J. MAES, DECEASED, TAYA MAES, KNOWN HEIR OF RUDY J. MAES, DECEASED, SUE MURPHY, KNOWN HEIRS OF RUDY J. MAES, DECEASED, UNKNOWN HEIRS OF JESSICA MAES, DECEASED, UNKNOWN HEIRS OF RUDY J. MAES, DECEASED

**Property Address:**

15 Spring Water Court, Easton, PA 18042

**UPI/Tax Parcel Number:**

N8/13/16/0836

ALL THAT CERTAIN parcel of land situate in Williams Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Rudy J. Maes and Barbara J. Maes, husband and wife, by deed from David L. Herkalo and Loretta Herkalo, husband and wife, said deed recorded on August 7, 2001, in the Northampton County Recorder of Deeds office in Book 2001-1 at page 155947. The said Barbara J. Maes died on May 13, 2013, whereby title became vested solely in Rudy J. Maes by operation of law. And the said Rudy J. Maes died on February 21, 2021.

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

**No. C-48-CV-2022-06972**

U.S. BANK TRUST NATIONAL ASSOCIATION ET AL.

vs.

STEPHEN RUSYN, MARGUERITE RUSYN

**Property Address:**

641 Palomino Drive, North Catasauqua, PA 18032

**UPI/Tax Parcel Number:**

M4SE1A/15/1/0923

ALL THAT CERTAIN piece or parcel of land lying and situate in North Catasauqua Borough, Northampton County, Pennsylvania, being designated as Lot No. 1 in Block D of Phase II of the Spring Meadow Subdivision.

TITLE TO SAID PREMISES is vested in Stephen Rusyn, Jr., by deed from Stephen Rusyn, Jr., and Marguerite M. Rusyn, husband and wife, said deed recorded on August 24, 1998, in the Northampton County Recorder of Deeds office in Book 1998-1 at page 112580.

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

**No. C-48-CV-2022-07542**

M&T BANK

vs.

SARA MARIE ECKMAN, AS ADMINISTRATRIX OF THE ESTATE OF MARIE ECKMAN, DECEASED

**Property Address:**

3461 Park Place, Bethlehem, PA 18017

**UPI/Tax Parcel Number:**

M6SE1/9/1-H5/0214

ALL THAT CERTAIN unit in Park Place Condominium, designated as "H-5", situate in Hanover Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Sara Marie Eckman by deed from Sara Marie Eckman, Administrator C.T.A. of the Estate of Marie A. Eckman, said deed recorded on July 22, 2022, in the Northampton County Recorder of Deeds office in Book 2022-1 at page 204847.

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

**No. C-48-CV-2023-00975**

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

vs.

SHAWN M. SNOW

**Property Address:**

1330 Washington Avenue, Northampton, PA 18067

**UPI/Tax Parcel Number:**

M4NW2A/9/11/0522

ALL THAT CERTAIN one-half of a double frame dwelling, with appurtenant lot, situate on the west side of Washington Avenue in the Fourth Ward of Northampton Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Shawn M. Snow by deed from Mark M. Carra and Ruth M.A. Carra, husband and wife, said deed recorded on February 19, 2020, in the Northampton County Recorder of Deeds office in Book 2020-1 at page 036449.

THEREON BEING ERECTED an A-frame half-double residential dwelling with vinyl siding, shingle roof and shed.

**No. C-48-CV-2023-02041**

CARRINGTON MORTGAGE SERVICES, LLC

vs.

CHARLES D. NAGLE

**Property Address:**

50 East Depot Street, Hellertown, PA 18055

**UPI/Tax Parcel Number:**

Q7SW2A/9/8/0715

ALL THAT CERTAIN message or tenement and tract of land situate along the northerly side of Fehr Alley, between Easton Road and Main Street, in Hellertown Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Charles D. Nagle and Cheryl Nagle by deed from Boris T. Chaikowsky and Sheryl A. Chaikowsky, said deed recorded on July 15, 1986, in the Northampton County Recorder of Deeds office in Book 704 at page 924. The said Cheryl Nagle departed this life on August 15, 2016, whereby title became vested solely in Charles D. Nagle by operation of law.

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

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**No. C-48-CV-2023-06511**

AMERIHOMER MORTGAGE  
COMPANY, LLC

vs.

GARRY G. ENRIQUEZ

**Property Address:**

1231 Washington Street, Easton,  
PA 18042

**UPI/Tax Parcel Number:**

L9SE1D/17/10/0310

ALL THAT CERTAIN lot or piece of ground in Easton City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Garry G. Enriquez, an unmarried man, by deed from Garry G. Enriquez, an unmarried man who acquired title as married, said deed recorded on October 7, 2022, in the Northampton County Recorder of Deeds office in Book 2022-1 at page 274592.

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

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**No. C-48-CV-2023-07369**

DEUTSCHE BANK NATIONAL  
TRUST COMPANY ET AL.

vs.

SCOTT A. PAGE

**Property Address:**

1106 Main Street, Bethlehem, PA  
18018

**UPI/Tax Parcel Number:**

N6SE4D/9/4/0204

ALL THAT CERTAIN message, tenement and lot or piece of ground situated on the east side of Main Street in Bethlehem City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Scott A. Page by deed from Sandra N. Alexander, Executrix and Trustee under the Last Will and Testament of Carl Henry Kramer, deceased, said deed recorded on May 15, 1992, in the Northampton County Recorder of Deeds office in Book 862 at page 582.

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

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**No. C-48-CV-2023-07657**

MORTGAGE ASSETS  
MANAGEMENT, LLC

vs.

LAURA FARRIS-GILBERT, KNOWN  
HEIR OF JOHN R. SEIFERT,  
DECEASED, JILL HOLOD, KNOWN  
HEIR OF JOHN R. SEIFERT,  
DECEASED, UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS AND ALL  
PERSONS, FIRMS OR  
ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST  
FROM OR UNDER JOHN R.  
SEIFERT, DECEASED

**Property Address:**

71 El Reno Avenue, Nazareth, PA  
18064

**UPI/Tax Parcel Number:**

J8SW1/12/9/0432

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

TITLE TO SAID PREMISES is vested in John R. Seifert and Roberta M. Seifert by deed from Robert M. Kahler and Warren S. Dech, Jr., said deed recorded on June 14, 1963, in the Northampton County Recorder of Deeds office in Book 196 at page 311. The said Roberta M. Seifert departed this life on or about February 4, 2018, thereby vesting title solely unto John R. Seifert by operation of law. And the said John R. Seifert departed this life on or about February 4, 2023.

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

**No. C-48-CV-2023-07707**

FEDERAL HOME LOAN  
MORTGAGE CORPORATION, AS  
TRUSTEE ET AL.

vs.

THOMAS J. DUMVILLE

**Property Address:**

25 Crown Drive, Easton, PA 18040

**UPI/Tax Parcel Number:**

K9/33A/2/0311

ALL THAT CERTAIN piece, parcel or tract of land situate in Forks Township, Northampton County, Pennsylvania, shown as Lot SF E61 on the Final Plan of Vista Estates as recorded in Map Book 1998-1 at page 340.

TITLE TO SAID PREMISES is vested in Thomas J. Dumville by deed from Strausser Enterprises, Inc., said deed recorded on March 1, 2000, in the Northampton County Recorder of Deeds office in Book 2000-1 at page 023295.

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 16, 23, 30