

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**GREEN, WILLIAM L.,** dec'd.

Late of 4430 Fairway Drive, Bethlehem Township, Northampton County, PA

Executrix: Nancy J. Green c/o Larry R. Roth, Esquire, The Roth Law Firm, 123 North Fifth Street, Allentown, PA 18102

Attorneys: Larry R. Roth, Esquire, The Roth Law Firm, 123 North Fifth Street, Allentown, PA 18102

HINTON, ALBERT C., dec'd.

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

Co-Executrices: Susan M. Knapp, Linda R. Stofko and Amy L. Newhard 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

KOZEL, KEITH B., dec'd.

Late of the City of Easton, Northampton County, PA
Administrator: Kevin John Kozel
Attorneys: Marianne M. Stivala, Esquire and Brain J. Cali, Esquire, 103 East Drinker Street, Dunmore, PA 18512

LaBUDA, SHARON ROSE, dec'd.

Late of Bethlehem, Northampton County, PA

Executrix: Dawn LaBuda c/o Gardner Law Office, 740 Main Street, Bethlehem, PA 18018

Attorneys: Gardner Law Office, 740 Main Street, Bethlehem, PA 18018

LaLANDE, ROXANNE ELOISE, dec'd.

Late of Northampton County, PA
Executor: Eric Robert LaLande 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

LOSER, KARL W., dec'd.

Late of the Township of Bushkill, Northampton County, PA

Executrix/Personal Representative: Christina L. Loser 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

McCABE, PETER R., dec'd.

Late of Forks Township, Northampton County, PA

Administratrix: Natalie Ranieri McCabe c/o Joel M. Scheer, Esquire, Fishbone and Scheer,

940 West Lafayette Street,
Easton, PA 18042
Attorneys: Joel M. Scheer,
Esquire, Fishbone and Scheer,
940 West Lafayette Street,
Easton, PA 18042

OYER, RICHARD K., dec'd.

Late of the Township of Upper
Mount Bethel, Northampton
County, PA
Executor: Richard Edward Scott,
212 Juniper Street, Quakertown,
PA 18951
Attorneys: Ronold J. Karasek,
Esquire, Karasek Law Offices,
L.L.C., 641 Market Street,
Bangor, PA 18013

PEARSALL, WINIFRED T., dec'd.

Late of the Township of Forks,
Northampton County, PA
Executrix: Holly P. Kilpatrick 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

TSURUMAKI, TOSHI, dec'd.

Late of the Township of
Bethlehem, Northampton
County, PA
Co-Executors: Christopher Toshi
Tsurumaki and Marc Jun
Tsurumaki 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

WOLF, JEANNE H., dec'd.

Late of Bethlehem Township,
Northampton County, PA

Executrix: Sally C. Doocey a/k/a
Sally B. Doocey 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

SECOND PUBLICATION

DURLING, DAVID L., dec'd.

Late of the Township of Upper
Nazareth, Northampton County,
PA
Executor: Steven N.
Goudsouzian c/o Goudsouzian
& Associates, 2940 William Penn
Highway, Easton, PA 18054
Attorneys: Goudsouzian &
Associates, 2940 William Penn
Highway, Easton, PA 18054

FELL, ELIZABETH C., dec'd.

Late of the Township of
Bethlehem, Northampton
County, PA
Executrix: Cathy J. Stires c/o
Tara A. Eckels, Esquire, 4510
Bath Pike, Suite 201, Bethlehem,
PA 18017
Attorney: Tara A. Eckels, Esquire,
4510 Bath Pike, Suite 201,
Bethlehem, PA 18017

FRITZ, MARY ANN, dec'd.

Late of Catasauqua Borough,
Northampton County, PA
Executrix: Kathleen
Laudenslager 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

FUICA, MANUEL S., dec'd.

Late of Forks Township, North-
ampton County, PA

Executrices: Mary Ann Szkarlatiuk and Karen Szkarlatiuk c/o Eric R. Strauss, Esquire, Worth, Magee & Fisher, P.C., 2610 Walbert Avenue, Allentown, PA 18104

Attorneys: Eric R. Strauss, Esquire, Worth, Magee & Fisher, P.C., 2610 Walbert Avenue, Allentown, PA 18104

GIORDANO, LISA MARIE, dec'd.

Late of the Borough of Bangor, Northampton County, PA

Administrator: Michael Anthony Giordano c/o Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045

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

GRUBE, JOHN E., JR., dec'd.

Late of Easton, Northampton County, PA

Executor: Michael Grube c/o Steven B. Molder, Esquire, 904 Lehigh St., Easton, PA 18042

Attorney: Steven B. Molder, Esquire, 904 Lehigh St., Easton, PA 18042

HENDRIX, KENNETH D., dec'd.

Late of the Township of Hanover, Northampton County, PA

Executor: Brian D. Hendrix 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

HILL, RICHARD J., dec'd.

Late of the Township of Forks, Northampton County, PA

Executrix: Jacqueline A. Hill c/o Brandon M. Benner, Esquire,

Benner & Trovato, 2005 City Line Road, Suite 106, Bethlehem, PA 18017

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

KEHLER, ANNABEL W., dec'd.

Late of the Borough of Nazareth, Northampton County, PA

Co-Executrices: Jane Kehler Kemmerer and Nancy Kehler Lutz 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

KOPAC, AMBROSE J., dec'd.

Late of the Borough of Hellertown, Northampton County, PA

Administratrix C.T.A.: Barbara Kopac c/o Theresa Hogan, Esquire, 340 Spring Garden Street, Easton, PA 18042

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

MANNISI, PETER, dec'd.

Late of Northampton County, PA

Executor: John Anthony Mannisi 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

MESICS, WILLIAM G., dec'd.

Late of the Township of Forks, Northampton County, PA

Executrix: Cindy L. Pierfy c/o Theresa Hogan, Esquire, 340

Spring Garden Street, Easton,
PA 18042

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

MEYERS, MICHAEL K., dec'd.

Late of Lehigh Township,
Northampton County, PA

Executrix: Mary Lou Meyers,
1160 Tallow Road, Walnutport,
PA 18088

Attorneys: Angela M. Stehle,
Esquire, Shabbick & Stehle,
P.C., 533 Delaware Avenue,
Palmerton, PA 18071

NAGY, AGNES I., dec'd.

Late of Easton, Northampton
County, PA

Executrix: Susan Gardner c/o
Richard H. Yetter, III, Esquire,
Winegar, Wilhelm, Glynn &
Roemersma, P.C., 305 Roseberry
Street, P.O. Box 800, Phillipsburg,
NJ 08865

Attorneys: Richard H. Yetter, III,
Esquire, Winegar, Wilhelm,
Glynn & Roemersma, P.C., 305
Roseberry Street, P.O. Box 800,
Phillipsburg, NJ 08865

OBAL, FRANK E., dec'd.

Late of Bethlehem Township,
Northampton County, PA

Executrix: Judith Denise
Froehlich 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

PASS, CURTIS E., dec'd.

Late of Bethlehem, Northampton
County, PA

Executor: Christian E. Pass
Attorneys: Gladys E. Wiles,
Esquire, Snyder & Wiles, P.C.,
7731 Main Street, Fogelsville, PA
18051

PRITZ, ROCHELLE MARIE, dec'd.

Late of Bethlehem Township,
Northampton County, PA

Executor: Mr. Jason James Pritz
c/o Robert A. Nitchkey, Jr.,
Esquire, Hemstreet, Nitchkey &
Freidl, 730 Washington Street,
Easton, PA 18042

Attorneys: Robert A. Nitchkey,
Jr., Esquire, Hemstreet, Nitchkey
& Freidl, 730 Washington Street,
Easton, PA 18042

REPH, BETTY M., dec'd.

Late of Bushkill Twp., North-
ampton County, PA

Executors: Timothy David Reph
and Kevin Lee Reph c/o Edward
H. Butz, Esquire, Lesavoy, Butz
& Seitz, 1620 Pond Rd., Ste. 200,
Allentown, PA 18104

Attorneys: Edward H. Butz,
Esquire, Lesavoy, Butz & Seitz,
1620 Pond Rd., Ste. 200,
Allentown, PA 18104

RICE, FLOYD W., JR., dec'd.

Late of the Borough of Bath,
Northampton County, PA

Executrix: Barbara Ann Krock
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

SENICK, EDWARD ALLEN, dec'd.

Late of Bethlehem Township,
Northampton County, PA

Administratrix: Linda J. Serfass
c/o Vaughn A. Terrinoni,
Esquire, 3976 Township Line
Road, Bethlehem, PA 18020

Attorney: Vaughn A. Terrinoni,
Esquire, 3976 Township Line
Road, Bethlehem, PA 18020

STRAUSSER, JOHN C., dec'd.

Late of Bethlehem Township, Northampton County, PA
 Administratrix: Hallie Jordan Strausser c/o Tristan K. Luengen, Esquire, Steckel and Stopp LLC, 125 S. Walnut Street, Suite 210, Slatington, PA 18080
 Attorneys: Tristan K. Luengen, Esquire, Steckel and Stopp LLC, 125 S. Walnut Street, Suite 210, Slatington, PA 18080

THOMAS, SCOTT A., dec'd.

Late of Bethlehem, Northampton County, PA
 Administratrix: Barbara C. Thomas c/o Jon A. Swartz, Esquire, Prokup & Swartz, 7736 Main Street, Fogelsville, PA 18051
 Attorneys: Jon A. Swartz, Esquire, Prokup & Swartz, 7736 Main Street, Fogelsville, PA 18051

TONE, CYNTHIA ANN, dec'd.

Late of Palmer Township, Northampton County, PA
 Executor: Kyle Ellis c/o Brook Hastings, Esquire, Hastings Law, LLC, 25 Washington Lane, Suite 5A, Wyncote, PA 19095
 Attorneys: Brook Hastings, Esquire, Hastings Law, LLC, 25 Washington Lane, Suite 5A, Wyncote, PA 19095

WOLLENHAUPT, ROSA LEA, dec'd.

Late of Hellertown, Northampton County, PA
 Executor: Gary L. Wollenhaupt c/o Jon A. Swartz, Esquire, Prokup & Swartz, 7736 Main Street, Fogelsville, PA 18051
 Attorneys: Jon A. Swartz, Esquire, Prokup & Swartz, 7736 Main Street, Fogelsville, PA 18051

THIRD PUBLICATION**ADAMS, DORIS M.,** dec'd.

Late of Wilson Borough, Northampton County, PA
 Executor: Edward C. Adams
 Attorneys: James R. Lynch, Jr., Esquire, Law Offices of James R. Lynch, Jr., 617 Swede St., Norristown, PA 19401

ANGST, NEAL L., dec'd.

Late of the Borough of Bath, Northampton County, PA
 Executrix: Samantha Louise Angst, 515 Easter Terrace, Bath, PA 18014
 Attorneys: Daniel G. Spengler, Esquire, Spengler Brown Law Offices, 110 East Main Street, Bath, PA 18014

BROOKS, JULIA, dec'd.

Late of Bethlehem, Northampton County, PA
 Executrix: Susan Quellar Needleman c/o Dolores A. Laputka, Esquire, Norris McLaughlin P.A., 515 West Hamilton Street, Suite 502, Allentown, PA 18101
 Attorneys: Dolores A. Laputka, Esquire, Norris McLaughlin P.A., 515 West Hamilton Street, Suite 502, Allentown, PA 18101

CRANE, DOROTHY M., dec'd.

Late of Upper Nazareth Township, Northampton County, PA
 Executor: Robin M. Reese 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

DOPIKA, PEARL M., dec'd.

Late of Bethlehem, Northampton County, PA

Executrix: Holly Ann Kociolek
c/o Michael A. Santanasto,
Esquire, 210 E. Broad Street,
Bethlehem, PA 18018

Attorney: Michael A. Santanasto,
Esquire, 210 E. Broad St.,
Bethlehem, PA 18018

EBERTS, WARREN G., JR., dec'd.

Late of the City of Easton, Northampton County, PA

Co-Administrators: Judith Diane Flick and Richard G. Markovci
c/o George M. Vasiliadis,
Esquire, Vasiliadis Pappas
Associates LLC, 2551 Baglyos
Circle, Suite A-14, Bethlehem,
PA 18020

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

HILDENBRAND, GERALD K.,
dec'd.

Late of the Township of Moore,
Northampton County, PA

Co-Executors: Robin Sue Pagotto, Terri Lee Brescancine
and Denise L. Hood 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

HOWER, VIRGINIA ANN, dec'd.

Late of Allen Township, Northampton County, PA

Executor: Jay Warren Hower c/o
Daniel M. O'Donnell, Esquire,
Maloney, Danyi & O'Donnell,
901 West Lehigh Street,
Bethlehem, PA 18018

Attorneys: Daniel M. O'Donnell,
Esquire, Maloney, Danyi &
O'Donnell, 901 West Lehigh
Street, Bethlehem, PA 18018

JANKOWSKI, RONALD A., dec'd.

Late of Hanover Township,
Northampton County, PA

Executrix: Catherine Teresa
Jankowski c/o Joseph P.
Yannuzzi, Esquire, 211 W. Broad
Street, Bethlehem, PA 18018-
5517

Attorney: Joseph P. Yannuzzi,
Esquire, 211 W. Broad Street,
Bethlehem, PA 18018-5517

KLECA, DOREEN LOUISE, dec'd.

Late of Palmer Township, Northampton County, PA

Estate Representative: Joseph
Kleca c/o Prokup & Swartz,
7736 Main Street, Fogelsville, PA
18051

Attorneys: Prokup & Swartz,
7736 Main Street, Fogelsville, PA
18051

KOCH, ROBERT T., SR., dec'd.

Late of the Borough of
Northampton, Northampton
County, PA

Executors: Neil E. Koch and
Felisa M. Leith 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

LONGENBACH, SCOTT D., dec'd.

Late of the Township of Lehigh,
Northampton County, PA

Executrix: Rachel Lu-Ann
Longenbach c/o Theodore R.
Lewis, Esquire, Lewis and
Walters, 46 S. 4th Street, P.O.
Box A, Easton, PA 18044-2099
Attorneys: Theodore R. Lewis,
Esquire, Lewis and Walters, 46
S. 4th Street, P.O. Box A, Easton,
PA 18044-2099

SCHRENKO, CHARLES F., dec'd.
 Late of Bethlehem, Northampton County, PA
 Executrix: Kelsey Siegfried c/o Taylor R.D. Briggs, Esquire, 210 E. Broad Street, Bethlehem, PA 18018
 Attorney: Taylor R.D. Briggs, Esquire, 210 E. Broad St., Bethlehem, PA 18018

are: Cobble Creek Enterprises, Inc., 2460 Freemansburg Avenue, Easton, Pennsylvania 18042-5318.

WILLIAM B. CRAMER, ESQUIRE
 CRAMER, SWETZ, McMANUS & JORDAN, P.C.

711 Sarah Street
 Stroudsburg, PA 18360

Dec. 22

LIMITED LIABILITY COMPANY NOTICE

NOTICE IS HEREBY GIVEN that a Certificate of Organization was filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on July 1, 2022 for:

CONSTELLATION STATION LLC

with its principal place of business at: 3778 Lehigh Drive, Northampton, PA 18067. The name and address of the person interested are Melanie E. Biringer, 3778 Lehigh Drive, Northampton, PA 18067. This was filed in accordance with the Uniform Limited Liability Company Act of 2016 [18 Pa. C.S. §8811 et seq.].

DANIEL G. SPENGLER, ESQUIRE
 SPENGLER BROWN LAW OFFICES
 110 East Main Street
 Bath, PA 18014
 (610) 837-7855
 sblawlehighvalley.com

Dec. 22

CORPORATE FICTITIOUS NAME REGISTRATION NOTICE

NOTICE IS HEREBY GIVEN that an application was filed with the Department of State of the Commonwealth of Pennsylvania in Harrisburg under the Fictitious Names Act on December 12, 2022, to register the fictitious name:

WE CAN HELP AUTO RENTALS

in relation to the conduct of a business with a principal office at: 2460 Freemansburg Avenue, Easton, Pennsylvania 18042-5318. The name and address of the business corporation owning or interested in said business

NOTICE OF ARTICLES OF AMENDMENT

NOTICE IS HEREBY GIVEN that by Change of Registered Office filed on December 8, 2022, the registered office of the Cobble Creek Enterprises, Inc. was changed to 2460 Freemansburg Avenue, Easton, Pennsylvania 18042 and by Articles of Amendment filed on December 9, 2022, the business activity of the corporation was changed from "Build and/or purchase revenue generating websites and taking any action and

engaging in any activities incidental or reasonably related thereto” to “Car rentals and taking action and engaging in any activities incidental or reasonably related thereto.”

WILLIAM B. CRAMER, ESQUIRE
CRAMER, SWETZ, McMANUS &
JORDAN, P.C.

711 Sarah Street
Stroudsburg, PA 18360

Dec. 22

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

AmeriHome Mortgage
Company, LLC

v.

Michelle Sibilia, Known Surviving
Heir of Ronald Sibilia, Hailey Sibilia,
Known Surviving Heir of Ronald
Sibilia, Ella Sibilia, Known
Surviving Heir of Ronald Sibilia,
E.S. (a minor) Known Surviving Heir
of Ronald Sibilia, and Unknown
Surviving Heirs of Ronald Sibilia
NUMBER C-48-CV-2020-08326

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

TO: Unknown Surviving Heirs of
Ronald Sibilia

Your house (real estate) at 61 N.
Liberty Street, Nazareth, PA 18064 is
scheduled to be sold at Sheriff’s Sale
on February 10, 2023 at 10:00 a.m.
at County Council Chambers at the
Northampton County Courthouse,
669 Washington Street, Easton,
Pennsylvania to enforce the court
judgment of \$199,226.55 obtained by
AmeriHome Mortgage Company, LLC
against the above premises.

**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:

1. The sale will be canceled if you
pay to AmeriHome Mortgage

Company, LLC the back payments,
late charges, costs, and reasonable
attorney’s fees due. To find out how
much you must pay, you may call
McCabe, Weisberg and Conway, LLC,
Esquire at (215) 790-1010.

2. You may be able to stop the sale
by filing a petition asking the Court
to strike or open the judgment, if the
judgment was improperly entered.
You may also ask the Court to
postpone the sale for good cause.

3. You may also be able to stop the
sale through other legal proceedings.

You may need an attorney to
assert your rights. The sooner you
contact one, the more chance you will
have of stopping the sale. (See the
following notice on how to obtain an
attorney.)

**YOU MAY STILL BE ABLE TO
SAVE YOUR PROPERTY AND
YOU HAVE OTHER RIGHTS EVEN
IF THE SHERIFF'S SALE
DOES TAKE PLACE**

1. If the Sheriff’s Sale is not
stopped, your property will be sold to
the highest bidder. You may find out
the price bid by calling McCabe,
Weisberg and Conway, LLC, Esquire
at (215) 790-1010.

2. You may be able to petition the
Court to set aside the sale if the bid
price was grossly inadequate
compared to the value of your
property.

3. The sale will go through only if
the buyer pays the Sheriff the full
amount due on the sale. To find out
if this has happened, you may call
McCabe, Weisberg and Conway, LLC,
at (215) 790-1010.

4. If the amount due from the
buyer is not paid to the Sheriff, you
will remain the owner of the property
as if the sale never happened.

5. You have a right to remain in
the property until the full amount due
is paid to the Sheriff and the Sheriff

gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.

7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER 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.

LAWYER REFERRAL SERVICE
ASSOCIATION DE
LICENCIADOS
P.O. Box 4733
Easton, PA 18043-4733
(610) 258-6333

McCABE, WEISBERG &
CONWAY, LLC
Attorneys for Plaintiff

1420 Walnut St.
Ste. 1501
Philadelphia, PA 19102
(215) 790-1010

Dec. 22

NOTICE

**PETITION TO ADMIT A
COPY OF A WILL**

Estate of Susan Cannella, Deceased
Theresa Cuzzo is submitting a
Petition to the Northampton County
Register of Wills to admit a Copy of
the Will of Susan Cannella dated
February 21, 2012, for probate. Name
of Decedent: Susan Cannella, D.O.D.
February 23, 2020. Late of Palmer
Twp., Northampton County, PA.

AMANDA M. KITA, ESQUIRE
STRADLEY, RONON, STEVENS &
YOUNG, LLP

Attorneys for the Estate
30 Valley Stream Pkwy.
Malvern, PA 19355

Dec. 22, 29; Jan. 5

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

The following real estate will be
sold by the Sheriff of Northamp-
ton County, Pennsylvania, on
JANUARY 6, 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-2012-05860

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

vs.

HEATHER D. GRIFFITH, THE
SECRETARY OF HOUSING AND
URBAN DEVELOPMENT

Property Address:

12 Finady Avenue, Bethlehem, PA
18015

UPI/Tax Parcel Number:

P6SW3D/2/6/0204

ALL THAT CERTAIN dwelling and lot or piece of ground situated in Bethlehem City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Heather D. Griffith by deed from David A. Eckerd and Della S. Eckerd, his wife, said deed recorded on August 27, 1998, in the Northampton County Recorder of Deeds Office in Book 1998-1 at page 115559.

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

No. C-48-CV-2015-02321

WILSON AREA SCHOOL DISTRICT

vs.

PHILIP C. DEEMER,
JILL A. DEEMER

Property Address:

115 Young Street, Easton, PA 18042

UPI/Tax Parcel Number:

N10/4/13-11/0836

ALL THAT CERTAIN lot of ground situate in Williams Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Philip C. Deemer and Jill A. Deemer by deed recorded on May 1, 1986, in the Northampton County Recorder of Deeds Office in Book 700 at page 382.

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

No. C-48-CV-2018-03222

JP MORGAN CHASE BANK,
NATIONAL ASSOCIATION ET AL.

vs.

ERNEST E. JORDAN, SR.,
LINDA R. JORDAN

Property Address:

3231 Forks Street, Easton, PA 18045-5970

UPI/Tax Parcel Number:

M8NE3/37/10/0324

ALL THAT CERTAIN lot or piece of land situated in Palmer Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Linda R. Jordan and Ernest E. Jordan, Sr., by deed from Richard C. Kerner and Phyllis G. Kerner, said deed recorded on July 29, 1998, in the Northampton County Recorder of Deeds Office in Book 1998-1 at page 98465.

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

No. C-48-CV-2018-10818

U.S. BANK NATIONAL
ASSOCIATION ET AL.

vs.

MICHELLE KUNKLE a/k/a
MICHELLE A. KUNKLE, RICK
KUNKLE a/k/a RICK A. KUNKLE

Property Address:

24 Hillside Court North, Easton, PA 18045

UPI/Tax Parcel Number:

L9/32/1B-29/0324

ALL THAT CERTAIN UNIT 29 in the Enclave at Knobhill Condominiums situated in Palmer Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Rick A. Kunkle and Michelle A. Kunkle by deed from Nic Zawarski and Sons Builders, Inc., said deed recorded on November 18, 2008, in the Northampton County Recorder of Deeds Office in Book 2008-1 at page 306308.

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

No. C-48-CV-2021-01858

NORTHAMPTON BOROUGH

vs.

THOMAS R. KOHLER, SR.,
GEORGETTE KOHLER

Property Address:

409 East 9th Street, Northampton, PA 18067-1715

UPI/Tax Parcel Number:

M4NW2C/7/10/0522

ALL THAT CERTAIN lot, parcel or tract of land situate along the northerly side of East Ninth Street in Northampton Borough, Northampton County, Pennsylvania, shown as Lot 1 on the subdivision plan for Janet L. Scott, recorded in Map Book 2001-5 at page 162.

TITLE TO SAID PREMISES is vested in Thomas R. Kohler, Sr., and Georgette Kohler by deed from Janet L. Scott, Trustee, said deed recorded on August 5, 2002, in the Northampton County Recorder of Deeds Office in Bok 2002-1 at page 204704.

THEREON BEING ERECTED a three-story residential row home with brick exterior, shingle roof and detached one-car garage.

No. C-48-CV-2021-07924

PENNSYLVANIA HOUSING
FINANCE AGENCY

vs.

BROOKE A. SCHILLING,
SECRETARY OF HOUSING AND
URBAN DEVELOPMENT

Property Address:

915 Porter Street, Easton, PA 18042-1552

UPI/Tax Parcel Number:

K9SE3C/6/12/0310

ALL THAT CERTAIN tract or piece of ground situate in the Third Ward of Easton City, Northampton County, Pennsylvania.

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

Property Address:

911A Porter Street, Easton, PA 18042

UPI/Tax Parcel Number:

K9SE3C/6/14/0310

ALL THAT CERTAIN garage, together with the real estate on which the same is erected, designated as No. 1 in a cement block community garage building erected and constructed immediately to the northeast of the above described premises.

THEREON BEING ERECTED a detached residential one-car garage with stone exterior.

TITLE TO SAID PREMISES is vested in Brooke A. Schilling by deed from James Gordon a/k/a James F. Gordon, Jr., and Robin Gordon, his wife, said deed recorded on May 4, 2011, in the Northampton County Recorder of Deeds Office in Book 2011-1 at page 093842.

No. C-48-CV-2022-01495

THE BANK OF NEW YORK
MELLON f/k/a THE BANK OF
NEW YORK ET AL.

vs.

VICKI L. LANDIS,
ADMINISTRATRIX OF THE ESTATE
OF TERRY E. LANDIS, ESTATE,
UNITED STATES OF AMERICA

Property Address:

1231 North Cottonwood Road,
Danielsville, PA 18038-9564

UPI/Tax Parcel Number:

H4/1/1B/0516

ALL THAT CERTAIN lot or tract of land, along the westerly side of T. R. 474, situated in Lehigh Township, Northampton County, Pennsylvania, and known as Lot #6 as shown on a subdivision plan titled Final Plan of Property of George A. and Dorothy M. Kern as prepared by Martin, Bradbury and Griffith, Inc., on December 21, 1985.

TITLE TO SAID PREMISES is vested in Terry E. Landis, married, by deed from Juan Sanchez, married, said deed recorded on November 27,

2000, in the Northampton County Recorder of Deeds Office in Book 2000-1 at page 157351. The said Terry E. Landis departed this life on or about May 7, 2018.

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

No. C-48-CV-2022-01609

PENNSYLVANIA HOUSING
FINANCE AGENCY

vs.

CHRISTOPHER B. TOIGO

Property Address:

506 Grove Street, North Catasauqua, PA 18032

UPI/Tax Parcel Number:

M4SE4A/3/5/0923

ALL THAT CERTAIN message or tenement situate on the north side of Grove Street in North Catasauqua Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Christopher B. Toigo by deed from Mark V. Blaukovitch, said deed recorded on September 2, 2005, in the Northampton County Recorder of Deeds Office in Book 2005-1 at page 341129.

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

No. C-48-CV-2022-01847

WILMINGTON SAVINGS FUND
SOCIETY, FSB,
AS TRUSTEE ET AL.

vs.

THOMAS YOST

Property Address:

10 Topfer Lane, Bath, PA 18014

UPI/Tax Parcel Number:

G5SE2/2/14/0520

ALL THAT CERTAIN lot or tract of ground situate on the north side of East Scenic Drive in Moore Township, Northampton County, Pennsylvania,

as shown on a survey plan prepared by Kenneth R. Hahn, PLS, Drawing Number 06-95 dated May 8, 2008.

TITLE TO SAID PREMISES is vested in Thomas Yost by deed from Daniel G. Spengler, Executor under the Last Will and Testament of John W. Topfer a/k/a John W. Topfer, Jr. a/k/a John Topfer, Jr., said deed recorded on October 14, 2014, in the Northampton County Recorder of Deeds Office in Book 2014-1 at page 179181.

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

No. C-48-CV-2022-01923

PENNYMAC LOAN SERVICES, LLC

vs.

BENJAMIN ADAMS a/k/a

BENJAMIN T. ADAMS

Property Address:

4553 1st Terrace, Bangor, PA 18013

UPI/Tax Parcel Number:

H11NW4/2/17/0317

ALL THAT CERTAIN lot or piece of ground, with the dwelling erected thereon, situate in Lower Mount Bethel Township, Northampton County, Pennsylvania, being all of Lot No. 5 on an unrecorded Plan of Hillendale, Section 1, and now indicated as such on recorded Plan of Hillendale, Section 2, recorded in Plan Book 30 at page 1, bounded and described according to a survey by T and T Associates of Easton, Pennsylvania, dated June 6, 1975.

TITLE TO SAID PREMISES is vested in Benjamin T. Adams by deed from Jeffrey J. Kondikoff and Ramona Kondikoff, said deed recorded on July 21, 2017, in the Northampton County Recorder of Deeds Office in Book 2017-1 at page 154872.

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

No. C-48-CV-2022-02447

LEGACY MORTGAGE ASSET
TRUST 2019-GS6

vs.

WAYNE PERRY, FAITH MOORE
a/k/a FAITHE MOORE a/k/a
FAITH LUTCHMAN

Property Address:

436 Hayes Street a/k/a 436-438
Hayes Street, Bethlehem, PA 18015

UPI/Tax Parcel Number:

P6SE2A/25/11/0204

ALL THAT CERTAIN lot or piece of ground situate on the northwest corner of the intersection of East Fifth Street and Hayes Street in Bethlehem City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Wayne Perry by deed from Jessie M. Morales, said deed recorded on October 4, 2007, in the Northampton County Recorder of Deeds Office in Book 2007-1 at page 364735.

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

No. C-48-CV-2022-02591

LAKEVIEW LOAN SERVICING, LLC

vs.

GERALD L. ROWE,
JACQUELYN M. MOON a/k/a
JACQUELYN MOON

Property Address:

1553 Ferry Street, Easton, PA
18042

UPI/Tax Parcel Number:

L9SW2C/1/12/0837

ALL THAT CERTAIN eastern half of a double brick dwelling house and lot or ground situated on the north side of Ferry Street in Wilson Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Gerald L. Rowe and Jacquelyn M. Moon, husband and wife, as tenants by the entirety, by deed from Paul S. Bogoly, Jr., said deed recorded on August 16, 2018, in the Northampton County Recorder of Deeds Office in Book 2018-1 at page 174376.

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

No. C-48-CV-2022-02632

ESSA BANK & TRUST

vs.

HEATHER A. ALTENBACH

Property Address:

2235 South Delaware Drive,
Easton, PA 18042

UPI/Tax Parcel Number:

N10SW1/9/6/0836

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

TITLE TO SAID PREMISES is vested in Heather Altenbach and Richard R. Altenbach by deed from Evelyn Irene Bare, Executrix of the Last Will and Testament of Lester H. Weaver, said deed recorded on December 8, 1989, in the Northampton County Recorder of Deeds Office in Book 788 at page 321. The said Richard R. Altenbach departed this life on May 7, 2002, thereby vesting title solely in Heather Altenbach by operation of law.

THEREON BEING ERECTED a ranch-style single residential dwelling with vinyl siding and brick exterior, shingle roof, above-ground pool and shed.

No. C-48-CV-2022-03085

PENNSYLVANIA HOUSING
FINANCE AGENCY

vs.

ALBERTA J. COSME,
JENNILEE OJEDA

Property Address:

1223 Lehigh Street, Easton, PA
18042

UPI/Tax Parcel Number:

L9SE1D/12/18/0310

ALL THAT CERTAIN lot or piece of land, along with the dwelling erected thereon, situated in Easton City, Northampton County, Pennsylvania, as shown on a survey plan by Kenneth R. Hahn, R.S., Drawing No. 78-154, dated October 4, 1978.

TITLE TO SAID PREMISES is vested in Jennilee Ojeda and Alberta Cosme by deed from Lenkenpop, LLC, said deed recorded on November 1, 2006, in the Northampton County Recorder of Deeds Office in Book 2006-1 at page 452953.

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

No. C-48-CV-2022-03162

PENNSYLVANIA HOUSING
FINANCE AGENCY

vs.

RENELISA COUSINS

Property Address:

414 East Laurel Street, Bethlehem,
PA 18018

UPI/Tax Parcel Number:

N6SE3D/12/1/0204

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

TITLE TO SAID PREMISES is vested in Renelisa Cousins by deed from Richard D. Santoro, Jr., and Katherine D. Santoro, his wife, said deed recorded on June 14, 2010, in the Northampton County Recorder of Deeds Office in Book 2010-1 at page 114415.

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

No. C-48-CV-2022-03378

U.S. BANK TRUST NATIONAL
ASSOCIATION ET AL.

vs.

ZAHKIR BHUIYA

Property Address:

142 Clover Hollow Road, Easton,
PA 18045

UPI/Tax Parcel Number:

K8/15/2-48/0324

ALL THAT CERTAIN piece, parcel or tract of land situate in Palmer Township, Northampton County, Pennsylvania, as shown on a Final Plan Fox Run Estates, recorded in Map Book 2004-5 at page 483.

TITLE TO SAID PREMISES is vested in Zakir Bhuiya by deed from NVR, Inc., said deed recorded on October 9, 2008, in the Northampton County Recorder of Deeds Office in Book 2008-1 at page 279752.

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

Dec. 15, 22, 29