

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**BEERS, HOWARD E.,** dec'd.

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

Executors: James Allen Beers and Suzanne Lynn Dobranski a/k/a Suzanne Lynn Blair 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

GILLESPIE, ELIZABETH J., dec'd.

Late of Fountain Hill, Lehigh County, PA

Executrices: Kelly Rose Gillespie and Bridget Aungst c/o Michael F. Corriere, Esquire, Corriere and Andres, LLC, 433 East Broad Street, P.O. Box 1217, Bethlehem, PA 18016-1217

Attorneys: Michael F. Corriere, Esquire, Corriere and Andres, LLC, 433 East Broad Street, P.O. Box 1217, Bethlehem, PA 18016-1217

GOETZ, ERWIN F., dec'd.

Late of the Township of Hanover, Northampton County, PA
Executrix: Ellen Catherine Reichling, 4705 Cortland Drive, Orefield, PA 18069

Attorneys: Jason M. Rapa, Esquire, Rapa Law Office. P.C., 141 South First Street, Lehighton, PA 18235

HUNSICKER, JACQUELINE W., dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Executor: Alex V. Camaerei 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

KING, LAWRENCE, dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executrix: Margaret Grace King 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

ROBERTSON, KENNETH D., dec'd.

Late of the Borough of Bangor, Northampton County, PA

Executor: Dean Conrad Robertson 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

SHARPE, JOHN F., JR., dec'd.

Late of the City of Bethlehem,
Northampton County, PA
Administratrix: Aimee V.
Davidson 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

WERKHEISER, WAYNE W., dec'd.

Late of the Borough of Hellertown,
Northampton County, PA
Executor: Ronald Paul Smith 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

WHITESELL, JANICE R., dec'd.

Late of Bethlehem Township,
Northampton County, PA
Executrix: Tammy Guidon, 1810
Charles Street, Bethlehem, PA
18020
Attorney: James Martin Connell,
Esquire, 251 East Broad Street,
Bethlehem, PA 18018

SECOND PUBLICATION

ASHMORE, KRISTA a/k/a

KRISTA M. ASHMORE, dec'd.
Late of the Borough of Bangor,
Northampton County, PA
Executor: Kyler B. Palkow, 169
Lake Road, Saylorsburg, PA
18353
Attorneys: Elizabeth Bensinger
Weekes, Esquire, Bensinger and
Weekes, LLC, 529 Sarah Street,
Stroudsburg, PA 18360

BOBECK, EDWARD M., dec'd.

Late of Nazareth, Northampton
County, PA
Executor: Joseph F. Bobeck c/o
Daniel G. Dougherty, Esquire,
881 3rd St., Suite B-3, Whitehall,
PA 18052
Attorney: Daniel G. Dougherty,
Esquire, 881 3rd St., Suite B-3,
Whitehall, PA 18052

BRODT, EDITH M., dec'd.

Late of the Borough of Nazareth,
Northampton County, PA
Executor: Bruce L. Christman
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

ERNST, DWIGHT DWAIN, dec'd.

Late of the Borough of Hellertown,
Northampton County, PA
Executor: Noah J. Ernst c/o
David M. Backenstoe, Esquire,
148 Main Street, Hellertown, PA
18055
Attorney: David M. Backenstoe,
Esquire, 148 Main Street,
Hellertown, PA 18055

FEATHERMAN, MICHELLE, dec'd.

Late of Easton, Northampton
County, PA
Administrator: Ruben
Featherman c/o Santanasto
Law, 210 E. Broad St.,
Bethlehem, PA 18018
Attorneys: Santanasto Law, 210
E. Broad St., Bethlehem, PA
18018

HESS, SUSAN I., dec'd.

Late of the Borough of Nazareth,
Northampton County, PA

Executrix: Cindy S. Schmidt 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

KAMP, ARLAN W., dec'd.

Late of 903 Washington Avenue, Northampton, Northampton County, PA

Executor: Jarred M. Schlottman c/o The Roth Law Firm, 123 North Fifth Street, Allentown, PA 18102

Attorneys: The Roth Law Firm, 123 North Fifth Street, Allentown, PA 18102

KASZA, DEBORAH FRANCES, dec'd.

Late of 1200 Municipal Road, Walnutport, Northampton County, PA

Executor: Andrew J. Kasza c/o Reich and Furst Law Offices, 121 N. Cedar Crest Boulevard, Suite B, Allentown, PA 18104

Attorneys: Reich and Furst Law Offices, 121 N. Cedar Crest Boulevard, Suite B, Allentown, PA 18104

KEENAN, FRANCIS X., dec'd.

Late of the Township of Forks, Northampton County, PA

Executrices: Kelly Bernadette Mineo and Kara K. Singley c/o Theresa Hogan, Esquire, 340 Spring Garden Street, Easton, PA 18042

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

KOZO, EDWARD E., dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executor: Robert J. Kozo 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

ROSELLI, DENNIS GENE, dec'd.

Late of the Township of Palmer, Northampton County, PA

Executrix: Lisa Ann Roselli-Frank 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

RUTZLER, DAVID A., dec'd.

Late of Washington Township, Northampton County, PA

Executor: Kevin Patrick Rutzler c/o Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045

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

STAIR, QUINTAN F., dec'd.

Late of Hanover Township, Northampton County, PA

Administrator: Devon L. Stair 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

WOLFINGER, CATHY ANN, dec'd.

Late of the Borough of Wilson, Northampton County, PA

Administrator: Randy S. Wolfinger 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

THIRD PUBLICATION

AMABILE, MARYJANE, dec'd.

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

Executrix: Ann Theresa Moore 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

BROWN, MARY ANNE, dec'd.

Late of the Township of Palmer, Northampton County, PA

Executrix: Dawn Lee Transue c/o Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045-5227

Attorneys: Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045-5227

DESANTE, JAMES MICHAEL, dec'd.

Late of the Borough of Bangor, Northampton County, PA

Executrix: Mary Jo Faraldo 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

DUGAN, JOAN C., dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executrix: Regina Dugan c/o Ellen M. Kraft, Esquire, 4510 Bath Pike, Suite 201, Bethlehem, PA 18017-8475

Attorney: Ellen M. Kraft, Esquire, 4510 Bath Pike, Suite 201, Bethlehem, PA 18017-8475

FERRY, ANN FRANCES, dec'd.

Late of the Township of Williams, Northampton County, PA

Executor: Steven Arthur Ferry c/o Daniel E. Cohen, Esquire, Hof & Reid, LLC, 3101 Emrick Blvd., Suite 205, Bethlehem, PA 18020

Attorneys: Daniel E. Cohen, Esquire, Hof & Reid, LLC, 3101 Emrick Blvd., Suite 205, Bethlehem, PA 18020

GASSLER, SALLY A., dec'd.

Late of the City of Easton, Northampton County, PA

Executor: Dylan Moses Gassler 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

HANCHICK, MICHAEL, dec'd.

Late of Bethlehem Township, Northampton County, PA

Executor: Michael J. Hanchick 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

HOOD, MATTHEW C., dec'd.

Late of Sycamore Ave., Easton, Northampton County, PA

Executor: Christopher M. Hood c/o Heather A. Printz, Esquire, Printz Law, 51 West End Trail, Box 424, Macungie, PA 18062

Attorneys: Heather A. Printz, Esquire, Printz Law, 51 West End Trail, Box 424, Macungie, PA 18062

HUTCHISON, ARTHUR C., dec'd.

Late of the Township of Forks,
Northampton County, PA
Executors: Michael Craig
Hutchison and Scott Wayne
Hutchison

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

KELTZ, GERALD M., dec'd.

Late of East Allen Township,
Northampton County, PA
Co-Executrices: Gail Alison
Reaser and Sharon Lee Stettler
a/k/a Sharon L. Stettler c/o Eric
R. Strauss, Esquire, Gross
McGinley, LLP, 33 South Seventh
Street, P.O. Box 4060, Allentown,
PA 18105

Attorneys: Eric R. Strauss,
Esquire, Gross McGinley, LLP,
33 South Seventh Street, P.O.
Box 4060, Allentown, PA 18105

KUPLIN, CHRISTINE A., dec'd.

Late of Bethlehem City, North-
ampton County, PA
Administratrix: Emily Catherine
Klados c/o Vivian I. Zumas,
Esquire, 742 Main Street,
Bethlehem, PA 18018

Attorney: Vivian I. Zumas,
Esquire, 742 Main Street,
Bethlehem, PA 18018

McDANOLDS, JANICE E., dec'd.

Late of the Borough of Bangor,
Northampton County, PA
Executor: Douglas H. McDanolds
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

NEMETZ, GEZA F., dec'd.

Late of the Township of Williams,
Northampton County, PA

Executor: Michael James Nemetz
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

OCHS, RICHARD KENNETH,
dec'd.

Late of Walnutport, Northampton
County, PA

Executors: Kenneth R. Haines
and Carol Lee Haines c/o
Edward P. Sheetz, Esquire,
Gardner, Racines & Sheetz,
5930 Hamilton Boulevard, Suite
106, Allentown, PA 18106

Attorneys: Edward P. Sheetz,
Esquire, Gardner, Racines &
Sheetz, 5930 Hamilton
Boulevard, Suite 106, Allentown,
PA 18106

PEARSON, HELEN R., dec'd.

Late of Nazareth, Northampton
County, PA

Executrix: Audrey Pearson
Maurer c/o Larry R. Roth,
Esquire, The Roth Law Firm,
P.O. Box 4355, Allentown, PA
18105

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

POLAKOVICH, PATRICIA A.,
dec'd.

Late of the Borough of Nazareth,
Northampton County, PA

Executor: Joseph W. Polakovich
c/o Kevin Frank Danyi, Esquire,
Danyi Law, P.C., 133 East Broad
Street, Bethlehem, PA 18018

Attorneys: Kevin Frank Danyi,
Esquire, Danyi Law, P.C., 133
East Broad Street, Bethlehem,
PA 18018

RAYMUNDO, RANULFO V., dec'd.

Late of the Township of Forks, Northampton County, PA
Executor: Nicholas R. Sabatine, III, Esquire, 16 S. Broadway, Suite 1, Wind Gap, PA 18091

ROMEO, JOHN, dec'd.

Late of the Borough of Walnutport, Northampton County, PA
Executor: Ryan Romeo c/o Keene Jabbour, Esquire, 701 Washington Street, Easton, PA 18042

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

SCHOLL, SUSAN A., dec'd.

Late of the City of Bethlehem, Northampton County, PA
Executor: Eric Thomas Scholl c/o Ellen M. Kraft, Esquire, 4510 Bath Pike, Suite 201, Bethlehem, PA 18017-8475

Attorney: Ellen M. Kraft, Esquire, 4510 Bath Pike, Suite 201, Bethlehem, PA 18017-8475

SMALL, STEPHEN C., dec'd.

Late of the City of Easton, Northampton County, PA
Administrator: Charlene D. Rauscher, Esquire, P.O. Box 427, Fogelsville, PA 18051

TRIGIANI, MICHAEL R., dec'd.

Late of Bangor, Northampton County, PA
Executrix: Amelia Ann Trigiani c/o Christopher T. Spadoni, Esquire, 1413 Easton Ave., P.O. Box 522, Bethlehem, PA 18018
Attorney: Christopher T. Spadoni, Esquire, 1413 Easton Ave., P.O. Box 522, Bethlehem, PA 18018

TUMPEY, FRANCIS H., JR., dec'd.

Late of Bethlehem, Northampton County, PA

Executrices: Paula Anne Heffner and Marcia S. Weigle c/o Timothy J. Duckworth, Jr., Esquire, Mosebach, Funt, Dayton & Duckworth, P.C., 2045 Westgate Drive, Suite 404, Bethlehem, PA 18017

Attorneys: Timothy J. Duckworth, Jr., Esquire, Mosebach, Funt, Dayton & Duckworth, P.C., 2045 Westgate Drive, Suite 404, Bethlehem, PA 18017

VARANELLI, JOSEPHINE MARIE, dec'd.

Late of Bethlehem, Northampton County, PA

Executor: James A. Varanelli c/o Taylor R.D. Briggs, Esquire, Norris McLaughlin, P.A., 515 West Hamilton Street, Suite 502, Allentown, PA 18101

Attorneys: Taylor R.D. Briggs, Esquire, Norris McLaughlin, P.A., 515 West Hamilton Street, Suite 502, Allentown, PA 18101

VIDOVICH, WILLIAM P., dec'd.

Late of Bethlehem Township, Northampton County, PA

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

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

WISDOM, DENNIS, dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executrix: Amanda Wisdom c/o Richard Eugene Santee, Esquire, Shay, Santee, Kelhart & Deschler LLC, 44 E. Broad Street, Suite 210, Bethlehem, PA 18018

Attorneys: Richard Eugene Santee, Esquire, Shay, Santee, Kelhart & Deschler LLC, 44 E. Broad Street, Suite 210, Bethlehem, PA 18018

ZAJAC, ANTOINETTE J., dec'd.

Late of Bethlehem City, Northampton County, PA
Executrix: Cynthia Zajac Gifford c/o Edward H. Butz, Esquire, Lesavoy Butz, 1620 Pond Rd., #200, Allentown, PA 18104
Attorneys: Edward H. Butz, Esquire, Lesavoy Butz, 1620 Pond Rd., #200, Allentown, PA 18104

ZELLNER, NANCY NAOMI, dec'd.

Late of the Township of Williams, Northampton County, PA
Executrix: Carol Lynn Zellman c/o Keene Jabbour, Esquire, 701 Washington Street, Easton, PA 18042
Attorney: Keene Jabbour, Esquire, 701 Washington Street, Easton, PA 18042

**FICTITIOUS NAME
REGISTRATION NOTICE**

NOTICE IS HEREBY GIVEN that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on December 3, 2024, for:

LEHIGH PUB

with a principal place of business located at 29 Trembley Drive, Bethlehem, PA 18015 in Northampton County. The individual interested in this business is JUSTIN F. GENZLINGER, located at 8 Silk Mill Drive, Suite 203, Hawley, PA 18428. This is filed in compliance with 54 Pa.C.S. 311.

Feb. 27

NOTICES OF DISSOLUTION

NOTICE IS HEREBY GIVEN that the Members of **B&P HOLDINGS, LLC**, a Pennsylvania limited liability company, with an address of 2005 City Line Road, Suite 106, Bethlehem, PA 18017, have approved a proposal that the corporation voluntarily dissolve, and that the Members are now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1977 of the Pennsylvania Business Corporation Law of 1988, as amended.

DENNIS E. BENNER, ESQUIRE
BENNER & TROVATO

City Line Plaza
2005 City Line Road
Suite 106
Bethlehem, PA 18017
(610) 867-3900

Feb. 27

NOTICE IS HEREBY GIVEN that **D.T. Davis Realty, Inc.**, a Pennsylvania professional corporation, having its principal office at 2261 Woodlark Circle, Bethlehem, PA 18017, intends to file Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania, pursuant to and in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988, as amended, and that the said corporation is winding up its affairs in the manner prescribed by said law, so that its corporate existence shall be terminated upon the filing of the Articles of Dissolution with the Department of State.

FITZPATRICK LENTZ &
BUBBA, P.C.

Two City Center
645 West Hamilton Street
Suite 800
Allentown, PA 18101

Feb. 27

SHERIFF’S SALE OF VALUABLE REAL ESTATE

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on MARCH 7, 2025, 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-2012-05459
(#18 MAR/2025)
BETHLEHEM AREA SCHOOL
DISTRICT**

vs.

PATRICIA J. MARSTELLER
Property Address:
Dewalt Street, Bethlehem, PA
18020

UPI/Tax Parcel Number:
M7SE4/20/2/0205

ALL THAT CERTAIN lot situate in Bethlehem Township, Northampton County, Pennsylvania, and designated on the Plan of “Bethlehem Annex Gardens” as lots numbers 1733 and 1734, said Plan recorded in Map Book 8 at page 1.

TITLE TO SAID PREMISES is vested in Patricia J. Marsteller by deed from Bertha M. Novak, said deed recorded on July 16, 2001, in the Northampton County Recorder of Deeds office in Book 2001-1 at page 135549.

THEREON BEING ERECTED a detached two-car garage unit.

**No. C-48-CV-2016-03864
(#17 MAR/2025)
BETHLEHEM AREA
SCHOOL DISTRICT**

vs.

JOHN P. HYMANS

Property Address:

911 High Street, Bethlehem, PA
18018

UPI/Tax Parcel Number:
P6NE1B/3/13/0204

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

TITLE TO SAID PREMISES is vested in John P. Hymans by deed recorded on November 15, 1996, in the Northampton County Recorder of Deeds office in Book 1996-1 at page 120133.

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

**No. C-48-CV-2020-05886
(#13 MAR/2025)**

TOWNSHIP OF PALMER

vs.

DOUGLAS J. OLIVER

Property Address:

39 Alpine Drive, Easton, PA 18045

UPI/Tax Parcel Number:
L8/9/2S/0324

ALL THAT CERTAIN lot or parcel of land situate in Palmer Township, Northampton County, Pennsylvania, and being designated as Lot No. 3 on Plan of “Fischer Estates”, said Plan prepared by T & T Associates, dated July 7, 1969, and recorded in Plan Book 26 at page 3.

TITLE TO SAID PREMISES is vested in Douglas J. Oliver and Nancy M. Oliver, husband and wife, by deed from Shirley J. Warga and Alan W. Warga, mother and son, said deed recorded on June 1, 1998, in the Northampton County Recorder of Deeds office in Book 1998-1 at page 067686.

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

**No. C-48-CV-2021-06227
(#19 MAR/2025)**

BETHLEHEM AREA SCHOOL
DISTRICT

vs.

CARLOS DIAZ

Property Address:

917 East 4th Street, Bethlehem,
PA 18015

UPI/Tax Parcel Number:

P6SE2A/17/28/0204

ALL THAT CERTAIN lot or parcel of land, with a brick dwelling thereon, situate in Bethlehem City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Carlos Diaz and Delia Rivera Diaz, husband and wife, by deed from Valentina Rivera and Angel L. River, her son, said deed recorded on August 19, 2005, in the Northampton County Recorder of Deeds office in Book 2005-1 and page 318235.

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

**No. C-48-CV-2021-07417
(#16 MAR/2025)**

BETHLEHEM AREA SCHOOL
DISTRICT

vs.

SARA RIVERA

Property Address:

3215 Darien Road, Bethlehem, PA
18020

UPI/Tax Parcel Number:

M7NW3/21/4/0205

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in Bethlehem Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Sara Rivera by deed from Primacy Closing Corporation, said deed recorded on October 31, 2008, in the Northampton County Recorder of Deeds office in Book 2008-1 at page 295918.

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

**No. C-48-CV-2021-09883
(#25 MAR/2025)**

WILSON AREA SCHOOL DISTRICT
vs.

ALBERT LEROY KESTER, JR.

Property Address:

196 4th Street, West Easton, PA
18042

UPI/Tax Parcel Number:

M9NW2A/18/2/0835

ALL THAT CERTAIN lot or piece of land, with the buildings thereon erected, situated in West Easton Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Albert Leroy Kester, Jr., by deed from Albert L. Kester, said deed recorded on December 15, 2010, in the Northampton County Recorder of Deeds office in Book 2010-1 at page 270414.

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

**No. C-48-CV-2022-01925
(#30 MAR/2025)**

U.S. BANK TRUST NATIONAL
ASSOCIATION, ET AL

vs.

WILFREDO RIVERA

Property Address:

4220 Campbell Drive, Bethlehem,
PA 18020

UPI/Tax Parcel Number:

M7/11/3C-90/0205

ALL THAT CERTAIN lot or parcel of land situated in Bethlehem Township, Northampton County, Pennsylvania, being Lot No. 90 as shown on a plan entitled "Final Subdivision Plan of Campbell Estates", recorded on November 8, 2002, in Plan Book 2002-5 at page 317.

TITLE TO SAID PREMISES is vested in Wilfredo Rivera by deed from Toll Pa IV, L.P., said deed recorded on February 17, 2005, in the Northampton County Recorder of Deeds office in Book 2005-1 at page 060025.

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

**No. C-48-CV-2022-06299
(#6 MAR/2025)**

SANTANDER BANK, N.A.

vs.

ROBERT W. PINARD,
ADMINISTRATOR OF THE ESTATE
OF MADELINE RIGELON,
CHRISTOPHER RIGELON, KNOWN
HEIR TO THE ESTATE OF
MADELINE RIGELON, UNKNOWN
HEIRS OF THE ESTATE OF
MADELINE RIGELON

Property Address:

523 High Street, Tatamy, PA
18085 a/k/a 523 High Street,
Easton, PA 18045

UPI/Tax Parcel Number:

J8SE3B/17/3/0430

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

TITLE TO SAID PREMISES is vested in Christopher Rigelon by deed from Estate of Madeline Rigelon, by Robert W. Pinard, Administrator, said

deed recorded on March 13, 2024, in the Northampton County Recorder of Deeds office in Book 2024-1 at page 040636.

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

**No. C-48-CV-2022-06707
(#8 MAR/2025)**

WHOLE LOAN OWNERSHIP TRUST
vs.

LARRY L. SILFIES, JR.

Property Address:

751 Point Phillips Road, Bath, PA
18014

UPI/Tax Parcel Number:

H5/12/4A/0520

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

TITLE TO SAID PREMISES is vested in Larry L. Silfies, Jr., by deed from Forrest T. Silfies and Lucy C. Silfies, husband and wife, said deed recorded on December 23, 1997, in the Northampton County Recorder of Deeds office in Book 1997-1 at page 143101.

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

**No. C-48-CV-2022-06750
(#28 MAR/2025)**

CATASAUQUA AREA
SCHOOL DISTRICT

vs.

ANNETTE D. MARK

Property Address:

1049 Howertown Road, North
Catasauqua, PA 18032

UPI/Tax Parcel Number:

M4SE4B/24/6/0923

ALL THAT CERTAIN message, tenement and lot or piece of ground situate in North Catasauqua Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Annette D. Mark by deed recorded on September 5, 1996, in the Northampton County Recorder of Deeds office in Book 1996-1 at page 093238.

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

No. C-48-CV-2022-06908

(#29 MAR/2025)

FORKS TOWNSHIP

vs.

KATHARINE M. MEOLA

Property Address:

23 Brandywine Court, Easton, PA 18040

UPI/Tax Parcel Number:

K9SE4/21/3/0311

ALL THAT CERTAIN tract of land situated in Forks Township, Northampton County, Pennsylvania, being Lot 23 of Brandywine Court as shown on Plan of "Corrective Final Plat, Portion of Independence Development, Section II", dated September 20, 1994, last revised December 9, 1994, and recorded in Plan Book 1995-5 at page 204.

TITLE TO SAID PREMISES is vested in Katharine M. Meola by deed from Elizabeth A. Tippen, said deed recorded on March 20, 2018, in the Northampton County Recorder of Deeds office in Book 2018-1 at page 051151.

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

No. C-48-CV-2022-07014

(#14 MAR/2025)

TOWNSHIP OF PALMER

vs.

DORIS MANNA, MARTHA MANNA

Property Address:

43 Freedom Terrace, Easton, PA 18045

UPI/Tax Parcel Number:

K9/31/31/0324

ALL THAT CERTAIN message, tenement and lot or piece of ground situate in Palmer Township, Northampton County, Pennsylvania, designated as Lot No. 216 on the Plan of Penn's Grant, Phase 4, said Plan is recorded in Map Book 1997-5 at pages 75-78.

TITLE TO SAID PREMISES is vested in Doris Manna and Martha Manna by deed recorded on June 3, 1999, in the Northampton County Recorder of Deeds office in Book 1999-1 at page 083149.

THEREON BEING ERECTED a three-story residential townhouse with brick exterior, shingle roof and attached one-car garage.

No. C-48-CV-2023-07867

(#23 MAR/2025)

TOWNSHIP OF BETHLEHEM

vs.

DANIEL M. DOUGHERTY

Property Address:

3830 Linden Street, Bethlehem, PA 18020

UPI/Tax Parcel Number:

N7NE4/34/10/0205

ALL THAT CERTAIN lot or piece of ground situate at the southeast corner of the intersection of Twelfth and Linden Streets, Miller Heights, in Bethlehem Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Daniel M. Dougherty by deed from James F. Paar and Martha

R. Paar, said deed recorded on December 7, 2015, in the Northampton County Recorder of Deeds office in Book 2015-1 at page 240734.

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

**No. C-48-CV-2024-00541
(#3 MAR/2025)**

US BANK TRUST NATIONAL
ASSOCIATION, ET AL

vs.

SITARA N. TAYLOR

Property Address:

136 Knollwood Drive, Easton, PA
18042

UPI/Tax Parcel Number:

M10/2/4-19/0836

ALL THAT CERTAIN unit in the property known, named and identified as Cedar Park, a condominium, located in Williams Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Sitara N. Taylor, unmarried, by deed from NVR, Inc., trading as Ryan Homes, said deed recorded on December 28, 2006, in the Northampton County Recorder of Deeds office in Book 2006-1 at page 534551.

THEREON BEING ERECTED a three-story residential row home with vinyl siding, shingle roof and one-car garage.

**No. C-48-CV-2024-01801
(#10 MAR/2025)**

BANGOR BOROUGH AUTHORITY

vs.

PATRICK CROOK

Property Address:

402 North 8th Street, Bangor, PA
18013

UPI/Tax Parcel Number:

D9SE4A/14/3/0102

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

TITLE TO SAID PREMISES is vested in Patrick Crook by deed from Pablo C. Barrera, said deed recorded on September 14, 2021, in the Northampton County Recorder of Deeds office in Book 2021-1 at page 330715.

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

**No. C-48-CV-2024-02854
(#7 MAR/2025)**

PNC BANK NATIONAL
ASSOCIATION

vs.

LORI LEE FRENCH

Property Address:

1227 Spring Garden Street,
Easton, PA 18042

UPI/Tax Parcel Number:

L9SW2B/5/1/0310

ALL THAT CERTAIN message, tenement and lot or piece of ground situate on the north side of Spring Garden Street in the 8th Ward of Easton City, Northampton County, Pennsylvania, as described and shown on a survey plan prepared by Kenneth R. Hahn, R.S., drawing no. 79-349, dated August 15, 1979.

TITLE TO SAID PREMISES is vested in Lori Lee French by deed from Randy H. Kale and Diane M. Kale, his wife, said deed recorded on November 7, 1997, in the Northampton County Recorder of Deeds office in Book 1997-1 at page 124874.

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

**No. C-48-CV-2024-03898
(#1 MAR/2025)**

DEUTSCHE BANK NATIONAL
TRUST COMPANY, AS TRUSTEE,
ET AL

vs.

KENNETH J. BOZZI, JR.,
MINDA J. BOZZI

Property Address:

2182 Ridge Road, Bangor, PA
18013

UPI/Tax Parcel Number:

C10/17/23/0131

ALL THAT CERTAIN tract or piece
of land, together with the buildings
erected thereon, situate in Upper
Mount Bethel Township, Northamp-
ton County, Pennsylvania.

TITLE TO SAID PREMISES is
vested in Kenneth J. Bozzi, Jr., and
Minda J. Bozzi by deed from Lawrence
H. Ott and Lisa Ott, said deed
recorded on July 27, 2006, in the
Northampton County Recorder of
Deeds office in Book 2006-1 at page
304064.

THEREON BEING ERECTED a
two-story single residential dwelling
with aluminum siding, wood shingle
façade and shingle roof.

**No. C-48-CV-2024-04558
(#5 MAR/2025)**

FREEDOM MORTGAGE
CORPORATION

vs.

MATTHEW T. PATTON

Property Address:

1754 Washington Avenue,
Northampton, PA 18067

UPI/Tax Parcel Number:

L4SW4B/16/3/0522

ALL THAT CERTAIN message or
tenement and parcel or piece of land
situate in the Second Ward of
Northampton Borough, Northampton
County, Pennsylvania, being part of
Lot No. 59 on the John Smith Plan of
Town Lots.

TITLE TO SAID PREMISES is
vested in Matthew T. Patton by deed
from Charles J. Schmall, said deed
recorded on December 12, 2018, in
the Northampton County Recorder of
Deeds office in Book 2018-1 at page
263560.

THEREON BEING ERECTED a
two-story half-double residential
dwelling with asbestos siding, slate
roof and detached two-car garage.

**No. C-48-CV-2024-04863
(#4 MAR/2025)**

WELLS FARGO BANK NATIONAL
ASSOCIATION

vs.

MARY A. PENDLETON a/k/a
MARILYN PENDLETON,
RONALD C. PENDLETON a/k/a
RONALD PENDLETON

Property Address:

432 Old Allentown Road, Wind
Gap, PA 18091

UPI/Tax Parcel Number:

F7/9/1C/0406

ALL THAT CERTAIN piece or
parcel of land situate in Bushkill
Township, Northampton County,
Pennsylvania.

TITLE TO SAID PREMISES is
vested in Marilyn A. Pendleton, a
married individual, by deed from
Marilyn A. Pendleton, a married indi-
vidual, said deed recorded on October
24, 2023, in the Northampton County
Recorder of Deeds office in Book
2013-1 at page 279295.

THEREON BEING ERECTED a
one-story ranch-style single residen-
tial dwelling with vinyl siding and
shingle roof.

**No. C-48-CV-2024-06078
(#2 MAR/2025)**

WILMINGTON SAVINGS FUND
SOCIETY, FSB, ET AL

vs.

MARK GILMORE,
MONIQUE L. GILMORE

Property Address:

10 Ashlee Court, Easton, PA
18045

UPI/Tax Parcel Number:

M8NE3/32/1-20/0324

ALL THAT CERTAIN tract or parcel of land situate on the east side of Ashlee Court in Palmer Township, Northampton County, Pennsylvania, and known as Lot 10 of Starlite Estates as shown on Plan entitled "Subdivision Plan - Starlite Estates", prepared by DMS Real Estate Designs and Plans and recorded in Map Book 2003-5 at page 417.

TITLE TO SAID PREMISES is vested in Mark Gilmore and Monique L. Gilmore, husband and wife, by deed from Mark Gilmore and Monique L. Gilmore, said deed recorded on March 25, 2008, in the Northampton County Recorder of Deeds office in Book 2008-1 at page 081618.

THEREON BEING ERECTED a two-story single residential dwelling with combination brick exterior/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.

CHRISTOPHER ZIEGER
Acting Sheriff
Northampton County,
Pennsylvania

DAVID M. CERAUL, ESQUIRE
Solicitor to the Sheriff

Feb. 13, 20, 27