

**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****BASKAR, JOHN J., SR.,** dec'd.

Late of the Borough of Nazareth, Northampton County, PA  
 Administratrix: Amy Kathleen Kleintop 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

**BENNER, MARVIN G.,** dec'd.

Late of Plainfield Township, Northampton County, PA  
 Executors: Tammy Martin, 4460 Thebes Turn, Whitehall, PA 18052 and Brian Benner, 6467 Abbey Rd., Wind Gap, PA 18091  
 Attorneys: Karen L. Wolfe, Esquire, Commons & Commons, LLP, 30 Pelham Rd., Philadelphia, PA 19138

**BUSH, PHYLLIS A. a/k/a PHYLLIS**

**BUSH,** dec'd.  
 Late of Washington Township, Northampton County, PA

Administratrix CTA: Carol J. Hershey c/o Julie D. Goldstein, Esq., Fox Rothschild LLP, P.O. Box 3001, Blue Bell, PA 19422  
 Attorneys: Julie D. Goldstein, Esq., Fox Rothschild LLP, P.O. Box 3001, Blue Bell, PA 19422

**CARLO, LUIS A.,** dec'd.

Late of Northampton County, PA  
 Administratrix: Carmen Carlo c/o Valerie K. Williams, Esquire, 101 E. Darby Rd., Havertown, PA 19083

Attorney: Valerie K. Williams, Esquire, 101 E. Darby Rd., Havertown, PA 19083

**DATESMAN, SHIRLEY M.,** dec'd.

Late of Township of Bethlehem, Northampton County, PA  
 Executrix: Sherry Ann Walker 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

**FAIRO, ROBERT C.,** dec'd.

Late of Walnutport, Northampton County, PA  
 Executor: Robert Knauf, 12442 Sea Oaks Lane, Unit 2, Berlin, MD 21811

**GRIZZLE, BRIDGETTE YVETTE a/k/a BRIDGETTE M. GRIZZLE,** dec'd.

Late of the Township of Palmer, Northampton County, PA  
 Executrix: Mikayla Rosita Simpson c/o Theresa Hogan, Esquire, 340 Spring Garden Street, Easton, PA 18042  
 Attorney: Theresa Hogan, Esquire, 340 Spring Garden Street, Easton, PA 18042

**GROEGER, CAROLYN J.,** dec'd.

Late of Bethlehem, Northampton County, PA

Executrix: Kerie J. Pohlidal  
a/k/a Kerie Jo Pohlidal 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

**GUMHOLD, DEAN V.** dec'd.

Late of Hanover Township,  
Northampton County, PA  
Administrator: Matthew Evan  
Gumhold, 3110 Applewood  
Drive, Bethlehem, PA 18020

**HEIL, MARY ELLEN,** dec'd.

Late of Bethlehem, Northampton  
County, PA

Administratrix: Kathleen J.  
Strunk c/o William W. Matz, Jr.,  
Esquire, 211 W. Broad Street,  
Bethlehem, PA 18018-5517

Attorney: William W. Matz, Jr.,  
Esquire, 211 W. Broad Street,  
Bethlehem, PA 18018-5517

**HENRITZY, GREGG A.,** dec'd.

Late of Borough of Walnutport,  
Northampton County, PA  
Executor: Steven E. Henritz 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

**KAISER, DONALD J., JR.,** dec'd.

Late of Bangor, Northampton  
County, PA.

Personal Representative: Dawn  
Nancy Kaiser

Attorneys: Kirby G. Upright,  
Esquire, King Spry Herman  
Freund & Faul LLC, One West  
Broad Street, Suite 700,  
Bethlehem, PA 18018

**KELLEY, DOROTHY,** dec'd.

Late of Easton, Northampton  
County, PA

Administratrix: Stacey Lynn  
Kelley c/o Taylor R.D. Briggs,  
Esquire, Norris McLaughlin,  
P.A., 515 W. Hamilton St., Ste.  
502, Allentown, PA 18101

Attorneys: Taylor R.D. Briggs,  
Esquire, Norris McLaughlin,  
P.A., 515 W. Hamilton St., Ste.  
502, Allentown, PA 18101

**KELLEY, JOHN E.,** dec'd.

Late of Easton, Northampton  
County, PA

Administratrix: Stacey Lynn  
Kelley c/o Taylor R.D. Briggs,  
Esquire, Norris McLaughlin,  
P.A., 515 W. Hamilton St., Ste.  
502, Allentown, PA 18101

Attorneys: Taylor R.D. Briggs,  
Esquire, Norris McLaughlin,  
P.A., 515 W. Hamilton St., Ste.  
502, Allentown, PA 18101

**LAKATOS, MARGARET J.,** dec'd.

Late of the Township of Bushkill,  
Northampton County, PA

Executor: Mark Tanzos 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

**MALOTT, DEBORAH M.,** dec'd.

Late of Northampton County, PA  
Executrix: Emily L. Bechtel, 408  
Cedar Avenue, Essex, MD 21221

**McKAY, SCOTT ROBERT,** dec'd.

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

Executrix: Elizabeth Wolle  
McKay 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

**POWERS, KEVIN PATRICK, II,** dec'd.

Late of Palmer Twp., Northampton County, PA  
 Administrator: Kevin Patrick Powers c/o Andrew S. Rusniak, Esquire, Stevens & Lee, P.C., 51 S. Duke St., Lancaster, PA 17602  
 Attorneys: Andrew S. Rusniak, Esquire, Stevens & Lee, P.C., 51 S. Duke St., Lancaster, PA 17602

**PUGLIESE, NICODEMO JOHN a/k/a NICHOLAS JOHN PUGLIESE,** dec'd.

Late of the Township of Bethlehem, Northampton County, PA  
 Executrix: Tamlynn Dawn Kennedy Pugliese c/o Vaughn A. Terrinoni, Esq., 3976 Township Line Road, Bethlehem, PA 18020  
 Attorney: Vaughn A. Terrinoni, Esq., 3976 Township Line Road, Bethlehem, PA 18020

**REINHARD, DANIELLE NICOLE,** dec'd.

Late of N. Catasauqua Borough, Northampton County, PA  
 Administrator: Russell David Kistler-Reinhard, 822 Media St., Bethlehem, PA 18017  
 Attorneys: Latisha Bernard Schuenemann, Esquire, Barley Snyder LLP, 2755 Century Blvd., Wyomissing, PA 19610

**ROTELLA, ROSE ELIZABETH,** dec'd.

Late of thr Borough of Bangor, Northampton County, PA  
 Executrix: Susan Carolton  
 Attorney: Nicholas R. Sabatine, III, Esquire, 16 S. Broadway, Suite 1, Wind Gap, PA 18091

**STETTLER, LYDIA,** dec'd.

Late of Upper Mount Bethel Township, Northampton County, PA

Executor: Samuel Stettler, 1811 Rambling Ridge Ln., Apt. 202, Baltimore, MD 21209

Attorneys: Yekaterina Bacenet, Esq., ARM Lawyers, 115 E. Broad Street, Bethlehem, PA 18018

**WEAVER, MARYANN K.,** dec'd.

Late of Northampton, Northampton County, PA  
 Personal Representative: Audrey Maryann Sparks a/k/a Audrey M. Sparks

Attorneys: Paul S. Frank, Esquire, King Spry Herman Freund & Faul LLC, One West Broad Street, Suite 700, Bethlehem, PA 18018

**SECOND PUBLICATION**

**COYLE, WILLIAM,** dec'd.

Late of Northampton County, PA  
 Executor: Erik Rosenmeier, 174 Dorset Dr., Clark, NJ 07066

**CRESSMAN, DELBERT H.,** dec'd.

Late of the Borough of Tatamy, Northampton County, PA  
 Executor: Joshua Virgil Cressman, 203 N. Green Street, Nazareth, PA 18064  
 Attorney: Victor E. Scomillio, Esquire, 1216 Linden Street, P.O. Box 1409, Bethlehem, PA 18016

**GRENAUER, CHARLES J.,** dec'd.

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

Executor: John P. Grenauer c/o Michael C. Deschler, Esquire, Shay, Santee, Kelhart & Deschler LLC, 44 East Broad Street, Suite 210, Bethlehem, PA 18018

Attorneys: Michael C. Deschler, Esquire, Shay, Santee, Kelhart & Deschler LLC, 44 East Broad Street, Suite 210, Bethlehem, PA 18018

**HACKMAN, RICHARD L.,** dec'd.

Late of the Borough of Hellertown, Northampton County, PA

Administrator: George Ashmead c/o Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045

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

**HANNER, KATHLEEN D.,** dec'd.

Late of Northampton County, PA  
Frank Thomas Hanner c/o Leonard M. Mellon, Esq., 151 South 7th Street, Easton, PA 18042

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

**HINKEL, SCOTT EUGENE,** dec'd.

Late of Easton, Northampton County, PA

Administrator: Jon Hinkel 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

**JOHNSON, LESLIE JONES,** dec'd

Late of the City of Easton, Northampton, PA

Executrix: Courtney Elizabeth Johnson c/o Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045

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

**MARTINEZ, MARY K.,** dec'd.

Late of Hellertown, Northampton County, PA

Executrix: Michele Linsky c/o Santanasto Law, 210 E. Broad Street, Bethlehem, PA 18018

Attorneys: Santanasto Law, 210 E. Broad Street, Bethlehem, PA 18018

**MUNDY, MARY J. a/k/a MARY O.**

**MUNDY,** dec'd.

Late of the Township of Forks, Northampton County, PA

Executrix: Donna Marie Tamborrino c/o Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045

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

**REESE, GARY N.,** dec'd.

Late of Northampton Borough, Northampton County, PA

Executrix: Donna Barbara Deutsch c/o Robert E. Donatelli, Esq., Crosson & Richetti LLC, 609 W. Hamilton St., Suite 301, Allentown, PA 18101

Attorneys: Robert E. Donatelli, Esq., Crosson & Richetti LLC, 609 W. Hamilton St., Suite 301, Allentown, PA 18101

**SAMPSON, JAMES L.,** dec'd.

Late of the Township of Hanover, Northampton County, PA

Executor: James L. Sampson 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, JOHN J.,** dec'd

Late of the City of Bethlehem, Northampton County, PA

Co-Executors: Lisa A. Kuester and Tama Senick 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

**SQUAIR, DONALD A.,** dec'd.

Late of the City of Bethlehem, Northampton County, PA  
Executrix: Virginia B. Squair 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

**WIEAND, CYNTHIA E.,** dec'd.

Late of Lehigh Township, Northampton County, PA  
Administrator: Benjamin J. Wieand, 417 West Washington Street, Slatington, PA 18080  
Attorneys: Angela M. Stehle, Esquire, Shabbick & Stehle, P.C., 533 Delaware Avenue, Palmerton, PA 18071

**THIRD PUBLICATION**

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

Late of Nazareth, PA  
Executors: Tina M. Collins and Scott A. Baker, 240 S. Whitfield St., Nazareth, PA 18064  
Attorneys: Samuel Feldman, Esquire, Feldman Law Offices, 2310 Walbert Ave., Ste. 103, Allentown, PA 18104

**DICKER, GEORGE H.,** dec'd

Late of the Township of Bethlehem, Northampton County, PA

Executrix: Joan S. Dicker c/o George M. Vasiliadis, Esquire, Vasiliadis Pappas Associates, LLC, 2551 Baglyos Circle, A-14, Bethlehem, PA 18020

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

**HEINS, DIANA M.,** dec'd.

Late of the Township of Palmer, Northampton County, PA  
Executor: Daniel Christopher Heins c/o Theresa Hogan, Esquire, 340 Spring Garden Street, Easton, PA 18042  
Attorney: Theresa Hogan, Esquire, 340 Spring Garden Street, Easton, PA 18042

**KOPAS, JULIANN M.,** dec'd.

Late of the Borough of Northampton, Northampton County, PA  
Executrix: Rosann Marie Kopas c/o Theresa Hogan, Esquire, 340 Spring Garden Street, Easton, PA 18042  
Attorney: Theresa Hogan, Esquire, 340 Spring Garden Street, Easton, PA 18042

**KOPP, PEGGY JOANNE,** dec'd.

Late of Hellertown Borough, Northampton County, PA  
Executrix: Kimberly Krause Berg, 265 Haven Dr., Pottstown, PA 19464  
Attorneys: Franqui-Ann Raffaele, The Raffaele Law Firm, P.C., 3900 Skippack Pike, #A9, P.O. Box 1079, Skippack, PA 19474

**KUNKLE, ADELE M.,** dec'd.

Late of the Township of Lehigh, Northampton County, PA  
Executrix: Holly Irene Messinger, 4648 Schimmel Court, Whitehall, PA 18052

Attorneys: Jenny Y.C. Cheng, Esquire, Cheng Law Offices, P.C., 430 Delaware Avenue, P.O. Box 195, Palmerton, PA 18071

**MORITZ, FLORENCE C.**, dec'd.  
Late of Easton, Northampton County, PA

Executor: Thomas S. Moritz c/o Santanasto Law, 210 E. Broad Street, Bethlehem, PA 18018

Attorneys: Santanasto Law, 210 E. Broad Street, Bethlehem, PA 18018

**TUROCY, JOANN M.**, dec'd.  
Late of Easton, Northampton County, PA

Co-Executors: Michael Turocy and Kimberly Kinney c/o Santanasto Law, 210 E. Broad Street, Bethlehem, PA 18018

Attorneys: Santanasto Law, 210 E. Broad Street, Bethlehem, PA 18018

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**FICTITIOUS NAME  
REGISTRATION NOTICE**

NOTICE IS HEREBY GIVEN that an Application for registration of Fictitious Name:

**MOONDUST AND DAISIES**

has been filed with the Pennsylvania Department of State, with the principal place of business located at 4711 Old Carriage Rd., Northampton, PA 18067. The name and address of the individual interested in the business is Valerie Slanovits.

Apr. 23

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**LIMITED LIABILITY COMPANY  
NOTICE**

NOTICE IS HEREBY GIVEN, that on March 11, 2026, Certificate of Organization was filed in the Department of State of the Commonwealth of Pennsylvania for:

**GOAT CUSTOM TRAILERS, LLC**

in accordance with the provision of the Limited Liability Act of 1994.

KEITH R. PAVLACK, ESQUIRE  
Pavlack Law Offices, P.C.

154 South 1st Street  
Lehighton, PA 18235

Apr. 23

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**NOTICE FOR CHANGE OF NAME**

NOTICE IS HEREBY GIVEN that on the 16th day of April, 2026, the Petition of Rosemary Duran was filed in Northampton County Court of Common Pleas at No. C-48-CV-2026-03600, seeking to change the name of Petitioner from Rosemary Duran to Rosemary Carmen Duran. The Court has fixed Thursday, June 25, 2026, at 9:00 A.M. in Motion's Court at the Northampton County Courthouse as the date for hearing of the Petition. All persons interested in the proposed change of name may appear and show cause, if any they have, why the prayer of the Petitioner should not be granted.

Apr. 23

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**SEEKING EXECUTED WILL FOR  
JOSEPH F. REICHART**

I am seeking a Last Will and Testament executed by Joseph F. Reichart. Joseph F. Reichart is late of the Township of Bethlehem, Northampton County. Anyone who has such document, please contact Kendahl B. DiFelice, Esquire at (610) 871-1740.

Apr. 23

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

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on MAY 8, 2026, 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-1994-03476  
(#22 MAY/2026)**

MSG ASSOCIATES, INC.

vs

RICHARD F. MILLER,  
APRIL L. MILLER

**Property Address:**

602 Poplar Street, Roseto, PA 18013

**UPI/Tax Parcel Number:**

D9SE1A/13/5A/0128

ALL THAT CERTAIN message, lot, tract piece or parcel of land situated in Roseto Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Richard F. Miller and April L. Miller, husband and wife, by deed from George J. Breuder and Madeline F. Nichols, said deed recorded on August 25, 1992, in the Northampton County Recorder of Deeds office in Book 872 at page 256.

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

**Property Address:**

Poplar Street, Roseto, PA 18013

**UPI/Tax Parcel Number:**

D9SE1A/13/4A/0128

ALL THAT CERTAIN tract of land situate in Roseto Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Richard F. Miller and April L. Miller, husband and wife, by deed from Donald K. Brink, Jr., and Alicia D. Brink, husband and wife, said deed recorded on August 25, 1992, in the Northampton County Recorder

of Deeds office in Book 872 at page 253.

THEREON BEING unimproved land.

**No. C-48-CV-2021-07872  
(#13 MAY/2026)**

NORTHAMPTON AREA  
SCHOOL DISTRICT

vs

MARANDA ROSKILLY

**Property Address:**

2064 Bushkill Center Road, Bath, PA 18014

**UPI/Tax Parcel Number:**

G6/13/8/0520

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

TITLE TO SAID PREMISES is vested in Maranda Roskilly by deed from Frank Edwin Keller and Joanne Keller, said deed recorded on February 23, 2016, in the Northampton County Recorder of Deeds office in Book 2016-1 at page 032689.

THEREON BEING ERECTED a two-story single residential dwelling with wood exterior, shingle roof and barn.

**No. C-48-CV-2022-01459  
(#19 MAY/2026)**

SPECIALIZED LOAN  
SERVICING, LLC

vs

LISA STEINER

**Property Address:**

4586 West Mountain View Drive, Walnutport, PA 18088

**UPI/Tax Parcel Number:**

H2SE4/2/3/0516

ALL THAT CERTAIN lot, parcel or tract of land located in Lehigh Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Lisa Steiner by deed from Helen M. Creveling, said deed recorded on July

22, 2013, in the Northampton County Recorder of Deeds office in Book 2013-1 at page 192675.

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

**No. C-48-CV-2023-02042  
(#18 MAY/2026)**

CITIZENS BANK, N.A.  
s/b/m TO CITIZENS  
BANK OF PENNSYLVANIA

vs

PAUL KADJO

**Property Address:**

20 Freds Court, Easton, PA 18042

**UPI/Tax Parcel Number:**

N9/6/14J/0836

ALL THAT CERTAIN parcel of land situate in Williams Township, Northampton County, Pennsylvania, and being known as Lot No. 5 on the Fred Crivellaro Subdivision as recorded in Map Book 88 at page 318.

TITLE TO SAID PREMISES is vested in Paul Kadjo by deed from Peter Coletti, said deed recorded on March 28, 1994, in the Northampton County Recorder of Deeds office in Book 1994-2 at page 12527.

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

**No. C-48-CV-2024-01119  
(#14 MAY/2026)**

TOWNSHIP OF BETHLEHEM

vs

DONNA J. KUSTEK

**Property Address:**

5223 Vermont Drive, Easton, PA 18045

**UPI/Tax Parcel Number:**

M8SW2/25/12/0205

ALL THAT CERTAIN piece, parcel or tract of ground, together with the improvements thereon erected, situate in Bethlehem Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Donna J. Kustek by deed recorded on June 18, 2002, in the Northampton County Recorder of Deeds office in Book 2002-1 at page 157580.

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

**No. C-48-CV-2024-02803  
(#5 MAY/2026)**

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

vs

JOHN THOMAS SCHAEFFER,  
a/k/a JOHN SCHAEFFER

**Property Address:**

1405 Bushkill Center Road,  
Nazareth, PA 18064

**UPI/Tax Parcel Number:**

G7/6/2-8/0406

ALL THAT CERTAIN piece or tract of land situate in Bushkill Township, Northampton County, Pennsylvania, and known as Lot No. 19 on Plan of Clearfield Manor Estates, which Plan is recorded in Book 44 at page 10.

TITLE TO SAID PREMISES is vested in John Thomas Schaeffer by deed from James A. Gaillard, said deed recorded on May 1, 2008, in the Northampton County Recorder of Deeds office in Book 2008-1 at page 128675.

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

**No. C-48-CV-2024-05563  
(#7 MAY/2026)**

TOWNSHIP OF BETHLEHEM

vs

JOSEPH M. SAMPSON,  
THAMAR C. SLIPPE

**Property Address:**

2815 Fairview Street, Bethlehem,  
PA 18020

**UPI/Tax Parcel Number:**

N7NW3/46/9A/0205

ALL THAT CERTAIN lot or piece of land lying and being in Bethlehem Township, Northampton County, Pennsylvania, and known on Plan of Lots of Bethlehem Annex Tract No. B as Lots Nos. 1093, 1094 and 1095.

TITLE TO SAID PREMISES is vested in Joseph M. Sampson and Thamar C. Slippe by deed from Hanover Group Builders, LLP, said deed recorded on March 1, 2007, in the Northampton County Recorder of Deeds office in Book 2007-1 at page 078778.

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

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**No. C-48-CV-2025-01511  
(#12 MAY/2026)**

CROSSCOUNTRY  
MORTGAGE, LLC

vs

CHRISTOPHER A. GARCIA

**Property Address:**

497 Lehigh Gap Street, Walnutport, PA 18088

**UPI/Tax Parcel Number:**

J2/18/29J-1/1033

ALL THAT CERTAIN lot or tract of land, along with the building erected thereon, situate in Walnutport Borough, Northampton County, Pennsylvania, and being Lot 1 of the Penn's Terrace II Subdivision.

TITLE TO SAID PREMISES is vested in Christopher A. Garcia by deed from Kyle A. Rex and Albert F. Fendrich, said deed recorded on September 15, 2021, in the Northampton County Recorder of Deeds office in Book 2021-1 at page 334016.

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

**No. C-48-CV-2025-03922****(#1 MAY/2026)**MISSION SERVICING  
RESIDENTIAL, INC

vs

BRENDA VENEY, KNOWN HEIR  
OF TYKEYMA KEYANNA VENEY,  
UNKNOWN HEIRS OF TYKEYMA  
KEYANNA VENEY**Property Address:**

564 East 7th Street, Northampton, PA 18067

**UPI/Tax Parcel Number:**

M4/2/1V/0522

ALL THAT CERTAIN parcel of land, with the improvements thereon erected, situated in Northampton Borough, Northampton County, Pennsylvania, and being Block C, Lot 3, as shown on "Final Development Plan, Twinbrook".

TITLE TO SAID PREMISES is vested in Tykeyma Keyanna Veney by deed from Matthew J. Schultz, said deed recorded on September 16, 2021, in the Northampton County Recorder of Deeds office in Book 2021-1 at page 335913. The said Tykeyma Keyanna Veney departed this life on July 15, 2024.

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

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**No. C-48-CV-2025-06199**

**(#2 MAY/2026)**

PHH MORTGAGE CORPORATION

vs

JOSEPH F. BOBECK, AS  
EXECUTOR TO THE ESTATE OF  
EDWARD M. BOBECK,  
DECEASED, UNKNOWN HEIRS OF  
EDWARD M. BOBECK**Property Address:**

492 Filetown Road, Nazareth, PA 18064

**UPI/Tax Parcel Number:**

H8SW2/3/3/0626

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

TITLE TO SAID PREMISES is vested in Edward M. Bobeck and Mary Ann Bobeck, his wife, by deed from Virginia Daniels, Arthur Millheim and Pauline Ullman, Executors under the Last Will and Testament of Mabel A. Millheim, said deed recorded on December 9, 1977, in the Northampton County Recorder of Deeds office in Book 575 at page 555. The said Mary Ann Bobeck departed this life on December 12, 2010, whereby title became vested solely in Edward M. Bobeck. And the said Edward M. Bobeck departed this life on January 18, 2025.

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

**No. C-48-CV-2025-07194  
(#9 MAY/2026)**

TH MSR HOLDINGS, LLC  
vs  
MARIE M. PELISSIER

**Property Address:**

2524 Covington Avenue,  
Bethlehem, PA 18017

**UPI/Tax Parcel Number:**

N7NW1D/6/12/0204

ALL THAT CERTAIN lot or parcel of land, with the buildings and improvements thereon erected, situated in Bethlehem City, Northampton County, Pennsylvania, and being Lot No. 7, Block E, in Section "B" as shown on the revised plan of Liberty Park dated February 26, 1953.

TITLE TO SAID PREMISES is vested in Marie M. Pelissier by deed from Ronald R. Podlejszak, widower, said deed recorded on December 15, 2020, in the Northampton County Recorder of Deeds office in Book 2020-1 at page 348798.

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

**No. C-48-CV-2025-07591  
(#21 MAY/2026)**

FIRST COMMONWEALTH  
FEDERAL CREDIT UNION  
vs  
CARMEN RAMIREZ

**Property Address:**

109 West Saint Joseph Street,  
Easton, PA 18042

**UPI/Tax Parcel Number:**

L9SE3B/6/3/0310

ALL THAT CERTAIN lot or piece of land situated on the north side of West St. Joseph Street in Easton City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Carmen Ramirez by deed from Efrain Lopez and Marilyn Lopez, said deed recorded on August 27, 2002, in the Northampton County Recorder of Deeds office in Book 2002-1 at page 225291.

THEREON BEING ERECTED a two-story single residential dwelling with aluminum siding and slate roof.

**No. C-48-CV-2025-09298  
(#11 MAY/2026)**

WILMINGTON SAVINGS FUND  
SOCIETY, FSB, ET AL  
vs

BES-T QUALITY PRODUCTS, INC,  
BESFORT KAJA

**Property Address:** 539 Atlantic  
Street, Bethlehem, PA 18015

**UPI/Tax Parcel Number:**

P6SE2D/3/30/0204

ALL THAT CERTAIN lot or piece of land, hereditaments and appurtenances situated in Bethlehem City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Bes-T Quality Products, Inc., by deed from Pride Premier

Rentals, LLC, said deed recorded on January 12, 2023, in the Northampton County Recorder of Deeds office in Book 2023-1 at page 008706.

THEREON BEING ERECTED a two-story residential apartment building with stucco exterior, flat roof and attached one-car garage.

**No. C-48-CV-2025-09475  
(#8 MAY/2026)**

NEWREZ, LLC, d/b/a SHELLPOINT  
MORTGAGE SERVICING

vs

RYAN T. AINGE,

PAULA A. RIVERA-AINGE

**Property Address:** 37 North 6th  
Street, Bangor, PA 18013

**UPI/Tax Parcel Number:**

E9NE1B/13/23/0102

ALL THAT CERTAIN lot, parcel or piece of land situate on the east side of North 6th Street in Bangor Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Ryan T. Ainge and Paula A. Rivera-Ainge, husband and wife, as tenants by the entirety, by deed from Jeffrey S. Duyssen and Bethann L. Duyssen, husband and wife, said deed recorded January 14, 2020,, in the Northampton County Recorder of Deeds office in Book 2020-1 at page 009683.

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

**No. C-48-CV-2025-09876  
(#3 MAY/2026)**

MORTGAGE RESEARCH CENTER,  
LLC, d/b/a VETERANS UNITED  
HOME LOANS, ET AL

vs

JOSEPH GARCIA,  
ALISHA M. GARCIA

**Property Address:** 303 North 9th  
Street, Bangor, PA 18013

**UPI/Tax Parcel Number:**

D9SE4D/3/5/0102

ALL THAT CERTAIN tract or lot situated in Bangor Borough, Northampton County, Pennsylvania, designated as Lots Nos. 29 and 39 on a certain map or plan prepared by Samuel Frutchey.

TITLE TO SAID PREMISES is vested in Joseph Garcia and Alisha M. Garcia, husband and wife, as tenants by the entirety, by deed from Sharon Robinson, a single woman, and Briana D. Wormley, a single woman, said deed recorded on July 5, 2023, in the Northampton County Recorder of Deeds office in Book 2023-1 at page 122126.

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

**No. C-48-CV-2025-10105  
(#6 MAY/2026)**

FEDERAL HOME LOAN  
MORTGAGE CORPORATION, AS  
TRUSTEE, ET AL

vs

MELISSA VAN NESS, AS  
ADMINISTRATRIX OF THE ESTATE  
OF WAYNE E. VAN NESS, JR.,  
DECEASED

**Property Address:** 2407 Victor  
Street, Easton, PA 18042

**UPI/Tax Parcel Number:**

M9NW1B/12/28/0837

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

TITLE TO SAID PREMISES is vested in Wayne E. Van Ness, Jr., by deed from Lehigh Valley Maximum Listing Savings, LLC, said deed

recorded on November 16, 2007, in the Northampton County Recorder of Deeds office in Book 2007-1 at page 415773. The said Wayne E. Van Ness, Jr., departed this life on October 5, 2011.

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

**No. C-48-CV-2025-10415  
(#10 MAY/2026)**

LAKEVIEW LOAN SERVICING LLC  
vs

JASON HEPNER, a/k/a  
JASON A. HEPNER

**Property Address:** 551 Donna Drive, Bath, PA 18014

**UPI/Tax Parcel Number:**  
H6SW2/1/2/0520

ALL THAT CERTAIN lot or tract of land situate in Moore Township, Northampton County, Pennsylvania, and being known as Lot No. 31 of Clearview Farms Estate, Section 1-B.

TITLE TO SAID PREMISES is vested in Jason A. Hepner by deed from Federal National Mortgage Association, said deed recorded on February 1, 2013, in the Northampton County Recorder of Deeds office in Book 2013-1 at page 029462.

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

**No. C-48-CV-2025-11039  
(#4 MAY/2026)**

LONGBRIDGE FINANCIAL, LLC

vs

WILLIAM R. EDEL, AS EXECUTOR  
AND HEIR OF THE ESTATE OF

ELLEN M. SMITH-EDEL,

KATHLEEN M. WORDEN,

AS HEIR OF ELLEN M.

SMITH-EDEL

**Property Address:** 3868 Victors Way, Easton, PA 18045

**UPI/Tax Parcel Number:**

M8/1/2A-100S/0205

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

TITLE TO SAID PREMISES is vested in Ellen M. Smith-Edel by deed from TOA Green Pond, L.P., said deed recorded on May 30, 2023, in the Northampton County Recorder of Deeds office in Book 2023-1 at page 096358.

THEREON BEING ERECTED a one-and-one-half-story ranch-style 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.

CHRISTOPHER ZIEGER

Sheriff

Northampton County,

Pennsylvania

Apr. 16, 23, 30