

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**ABREU-GOMEZ, IRIS A.,** dec'd.

Late of Bethlehem, Northampton County, PA
 Executor: Jose Gomez c/o Rebeca Torres, Esquire, 432 N. 7th Street, Allentown, PA 18102
 Attorney: Rebeca Torres, Esquire, 432 N. 7th Street, Allentown, PA 18102

BRILL, JESSICA LYNN, dec'd.

Late of the Borough of Wilson, Northampton County, PA
 Executor: Corin E. Lucey c/o Michael D. Recchiuti, Esquire, 60 West Broad Street, Suite 303, Bethlehem, PA 18018
 Attorney: Michael D. Recchiuti, Esquire, 60 West Broad Street, Suite 303, Bethlehem, PA 18018

BUSH, LAWRENCE D., SR., dec'd.

Late of the Township of Moore, Northampton County, PA
 Executrix: Linda M. Saeger 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

CASILIO, SHERRI LEE a/k/a SHERRI L. CASILIO, dec'd.

Late of Hellertown, Northampton County, PA
 Executor: Frank John Casilio c/o Lisa A. Pereira, Esquire, Broughal & DeVito, L.L.P., 38 West Market Street, Bethlehem, PA 18018
 Attorneys: Lisa A. Pereira, Esquire, Broughal & DeVito, L.L.P., 38 West Market Street, Bethlehem, PA 18018

FRISOLI, GAETON MICHAEL, dec'd.

Late of the Township of Hanover, Northampton County, PA
 Executrix: Susan J. Polizzotto 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

HANDELONG, KATHY ANN, dec'd.

Late of Bangor, Northampton County, PA
 Executor: Derek V. Handelong c/o Matthew J. Goodrich, Esquire, 901 West Lehigh Street, Bethlehem, PA 18018

Attorney: Matthew J. Goodrich, Esquire, 901 West Lehigh Street, Bethlehem, PA 18018

HANSEN, RONALD LOUIS, dec'd.

Late of Palmer Township, Northampton County, PA
Executrix: Deanna Lynn Hansen c/o Steven B. Molder, Esquire, 904 Lehigh St., Easton, PA 18042

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

HARTZELL, RUTH J., dec'd.

Late of the Borough of Nazareth, Northampton County, PA

Executor: Glenn M. Hartzell 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

HAWKINSON, FRANK B., dec'd.

Late of Forks Township, Northampton County, PA

Executrix: Elizabeth Mary Lipari c/o Kristin M. Harvey, Esquire, Knafo Law Offices, LLC, 2740 Nazareth Rd., Easton, PA 18045

Attorneys: Kristin M. Harvey, Esquire, Knafo Law Offices, LLC, 2740 Nazareth Rd., Easton, PA 18045

HEFFNER, TRACY L., dec'd.

Late of Lehigh Township, Northampton County, PA

Executor: Randy S. Hubler c/o Joshua D. Shulman, Esquire, Shulman Law Office PC, 1935 Center Street, Northampton, PA 18067

Attorneys: Joshua D. Shulman, Esquire, Shulman Law Office PC, 1935 Center Street, Northampton, PA 18067

KALEYCIK, DORIS L., dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executor: Wilbur A. Lilly, Jr. 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

KERN, SCOTTY M.R., dec'd.

Late of Northampton, Northampton County, PA

Executors: Douglas J.H. Kern c/o Robert B. Roth, Esquire, The Roth Law Firm, 123 N. 5th St., Allentown, PA 18102 and Denise R. Bonstein c/o John L. Obrecht, Esquire, 1731 Main Street, Northampton, PA 18067

Attorneys: Robert B. Roth, Esquire, The Roth Law Firm, 123 N. 5th St., Allentown, PA 18102 and John L. Obrecht, Esquire, 1731 Main Street, Northampton, PA 18067

KESSLER, RUTH A., dec'd.

Late of the Township of Plainfield, Northampton County, PA
Co-Administratrices: Carolyn Ruth Miller and Mary L. Kessler c/o Dionysios C. Pappas, Esquire, Vasiliadis Pappas Associates LLC, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020

Attorneys: Dionysios C. Pappas, Esquire, Vasiliadis Pappas

Associates LLC, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020

KLIPPLE, WARREN W., JR., dec'd.

Late of Nazareth, Northampton County, PA

Administratrices: Chanel B. Landis, 103 Alexis Court, Easton, PA 18045 and Adel R. Yoder, 66 N. Broad Street Ext., Nazareth, PA 18064

LAPONUKE, REBECCA S., dec'd.

Late of the Township of Allen, Northampton County, PA

Executrix: Denise M. Riemer 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

RAESLY, PAUL E., dec'd.

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

Co-Executrices: Sharon L. Potter, 525 Audubon Drive, Mt. Bethel, PA 18343 and Susan Marie Armstrong a/k/a Susan Marie Raesly, 539 Audubon Drive, Mt. Bethel, PA 18343

Attorneys: Ronold J. Karasek, Esquire, Karasek Law Offices, L.L.C., 641 Market Street, Bangor, PA 18013

SILFIES, DIANE M., dec'd.

Late of the Borough of Northampton, Northampton County, PA

Administrator: Joel S. Silfies, 90 Chimney Ridge Lane, Covington, GA 30014

Attorney: John L. Obrecht, Esquire, 1731 Main Street, Northampton, PA 18067-1544

SMITH, ARLENE M., dec'd.

Late of Bethlehem Township, Northampton County, PA

Executor: David Scott Smith c/o Steven B. Molder, Esquire, 904 Lehigh St., Easton, PA 18042

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

STANFORD, ANN LEE, dec'd.

Late of Northampton, Northampton County, PA

Executrix: Elizabeth Ann Norman c/o T. Benjamin Traud, Esquire, Traud Law Offices, 3055 College Heights Blvd., Ste. 2A, Allentown, PA 18104

Attorneys: T. Benjamin Traud, Esquire, Traud Law Offices, 3055 College Heights Blvd., Ste. 2A, Allentown, PA 18104

STEMPO, HOPE M., dec'd.

Late of Northampton Borough, Northampton County, PA

Executrix: Anita Kotoris c/o Stephen Strack, Esquire, Steckel and Stopp LLC, 125 S. Walnut Street, Suite 210, Slatington, PA 18080

Attorneys: Stephen Strack, Esquire, Steckel and Stopp LLC, 125 S. Walnut Street, Suite 210, Slatington, PA 18080

TOTH, ERNA, dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Executrix: Cynthia A. McConnell 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

VAUGHN, JOHN EDWARD, dec'd.

Late of Bethlehem, Northampton County, PA

Executrix: Tammy Vaughn c/o Everett Cook, Esquire, Roma Corporate Center, 1605 N. Cedar Crest Blvd., Suite 520, Allentown, PA 18104

Attorney: Everett Cook, Esquire, Roma Corporate Center, 1605 N. Cedar Crest Blvd., Suite 520, Allentown, PA 18104

SECOND PUBLICATION

BOWLBY, EDWARD M., dec'd.

Late of Easton, Northampton County, PA

Executor: John Scott Daley c/o Michael D. Recchiuti, Esquire, 60 West Broad Street, Suite 303, Bethlehem, PA 18018

Attorney: Michael D. Recchiuti, Esquire, 60 West Broad Street, Suite 303, Bethlehem, PA 18018

FRITZO, HELEN D., dec'd.

Late of the Township of Palmer, Northampton County, PA

Executrices: Jerri Ann Fritzo and Marsha Lynn Ensor c/o Daniel E. Cohen, Attorney, Hof & Reid, LLC, 3101 Emrick Blvd., Suite 205, Bethlehem, PA 18020

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

HORVATH, HELEN E., dec'd.

Late of Bethlehem, Northampton County, PA

Executor: Julius J. Horvath c/o Michael D. Recchiuti, Esquire, 60 West Broad Street, Suite 303, Bethlehem, PA 18018

Attorney: Michael D. Recchiuti, Esquire, 60 West Broad Street, Suite 303, Bethlehem, PA 18018

MEYERS, CHARLES H., dec'd.

Late of Hellertown, Northampton County, PA

Administratrix: Janice M. Kranyecz c/o Steven B. Molder, Esquire, 904 Lehigh St., Easton, PA 18042

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

MILLER, LINDA G., dec'd.

Late of the Township of Plainfield, Northampton County, PA

Executor: Kerry Lynn Bacon c/o Keene Jabbour, Esquire, 701 Washington Street, Easton, PA 18042

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

NEWHARD, YVONNE R., dec'd.

Late of the Township of Palmer, Northampton County, PA

Executors: Terry Newhard, Bruce Kent Newhard and Laure Newhard Martin c/o Daniel E. Cohen, Attorney, Hof & Reid, LLC, 3101 Emrick Blvd., Suite 205, Bethlehem, PA 18020

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

NIEMI, BRUCE ANTHONY, dec'd.

Late of the Borough of Hellertown, Northampton County, PA

Administratrix: Dolores Louise Niemi c/o Lori Gardiner Kreglow, Esquire, 18 East

Market Street, P.O. Box 1961,
Bethlehem, PA 18016-1961
Attorney: Lori Gardiner
Kreglow, Esquire, 18 East
Market Street, P.O. Box 1961,
Bethlehem, PA 18016-1961

SCHAFFER, ALLEN R., dec'd.

Late of the Township of Allen,
Northampton County, PA
Executor: Ryan Robert
MacKewen 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

SEEGER, CAROLYN M., dec'd.

Late of Washington Township,
Northampton County, PA
Executor: Ward Grossman, 21
Tall Pines Drive, Saco, ME
04072
Attorneys: Lori J. Cerato,
Esquire and Kelly L. Lombardo,
Esquire, 729 Sarah Street,
Stroudsburg, PA 18360

**SINKOWSKI, PATRICIA ANN
a/k/a PATRICIA ANN
TLUMAC,** dec'd.

Late of Bushkill Township,
Northampton County, PA
Administrator: Peter Robert
Sinkowski 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

STEIXNER, JEAN ANN, dec'd.

Late of Bethlehem Township,
Northampton County, PA

Co-Executrices: Allyson Jane
Steixner, Elizabeth Jacobs and
Karen Jean Steixner c/o
Michael D. Recchiuti, Esquire,
60 West Broad Street, Suite
303, Bethlehem, PA 18018
Attorney: Michael D. Recchiuti,
Esquire, 60 West Broad Street,
Suite 303, Bethlehem, PA
18018

THIRD PUBLICATION

CSASZAR, ANNA, dec'd.

Late of 1200 Easton Road,
Borough of Hellertown, North-
ampton County, PA
Executor: Vendel F. Csaszar
c/o Robert B. Roth, Esquire,
The Roth Law Firm, 123 North
Fifth Street, Allentown, PA
18102
Attorneys: Robert B. Roth,
Esquire, The Roth Law Firm,
123 North Fifth Street,
Allentown, PA 18102

FEHR, THOMAS L., dec'd.

Late of Moore Township, North-
ampton County, PA
Administratrix: Christine M.
Fehr, 114 Grouse Drive, Bath,
PA 18014
Attorney: Gary Neil Asteak,
Esquire, 726 Walnut Street,
Easton, PA 18042

FLEMING, BRIAN, JR., dec'd.

Late of Northampton, North-
ampton County, PA
Personal Representative: June
Zungalo, 3840 Stevens Court,
Bangor, PA 18013

FLEMING, VIRGINIA, dec'd.

Late of Bethlehem, North-
ampton County, PA
Personal Representative: June
Zungalo, 3840 Stevens Court,
Bangor, PA 18013

LaBARRE, RAYMOND DELANO,
dec'd.
Late of the Township of Palmer,
Northampton County, PA
Executrix: Gloria M. LaBarre
Attorney: Nicholas R. Sabatine,
III, Esquire, 16 S. Broadway,
Suite 1, Wind Gap, PA 18091

LERCH, JOHN R., dec'd.
Late of the Borough of Nazareth,
Northampton County, PA
Executrix: Jessica P. Robinson
c/o Keene Jabbour, Esquire,
701 Washington Street, Easton,
PA 18042
Attorney: Keene Jabbour,
Esquire, 701 Washington
Street, Easton, PA 18042

MANTELL, MARY E., dec'd.
Late of the City of Bethlehem,
Northampton County, PA
Administratrix: Jamie N.
O'Leary 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

MOYER, JACOB F., dec'd.
Late of Bethlehem, Northamp-
ton County, PA
Executrix: Patti L. Thomas
Shelly 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

RUCH, RUTH E., dec'd.
Late of the Township of Plain-
field, Northampton County, PA
Executrix: Linda Marie Spink

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

TRAPANI, MINNIE J., dec'd.
Late of Easton, Northampton
County, PA
Executor: Charles V. Trapani
c/o Constantine M. Vasiliadis,
Esquire, Kolb, Vasiliadis,
Florenz & Recchiuti, LLC, 60 W.
Broad Street, Suite 303,
Bethlehem, PA 18018-5721
Attorneys: Constantine M.
Vasiliadis, Esquire, Kolb,
Vasiliadis, Florenz & Recchiuti,
LLC, 60 W. Broad Street, Suite
303, Bethlehem, PA 18018-
5721

WAGNER, JANET M., dec'd.
Late of the City of Easton,
Northampton County, PA
Executor: Dale T. Wagner c/o
Theresa Hogan, Esquire,
Attorney-at-Law, 340 Spring
Garden Street, Easton, PA
18042
Attorney: Theresa Hogan,
Esquire, Attorney-at-Law, 340
Spring Garden Street, Easton,
PA 18042

**NOTICE OF INCORPORATION
KX ENTERPRISES, INC.**

has been incorporated under the
provisions of the Pennsylvania
Business Corporation Law of 1988.
Dec. 23

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that
on December 2, 2021, the Petition of
Joshua Alan Fehnel was filed in
Northampton County Court of
Common Pleas at No. C-48-CV-2021-
009157, seeking to change the name
of Petitioner from Joshua Alan Fehnel
to Joshua Alan Powell. The Court has
fixed Monday, January 31, 2022 at
9:00 a.m., in courtroom Motions at

the Northampton County Courthouse as the date for the hearing of the Petition. All persons interested in the proposed change of name may appear and show cause, if any they have, why the prayer of the Petitioner should not be granted.

Dec. 23

SHERIFF'S SALE OF VALUABLE REAL ESTATE

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on JANUARY 7, 2022, at ten o'clock a.m. in the COUNCIL CHAMBERS, THIRD FLOOR, of the Northampton County Government Center, within the City of Easton, County of Northampton and State of Pennsylvania.

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

No. C-48-CV-2009-03177

WELLS FARGO BANK, NATIONAL ASSOCIATION ET AL.

vs.

EDWARD G. RULAND

Property Address:

4155 Easton Avenue, Bethlehem, PA 18018

UPI/Tax Parcel Number:

M7/14/8D/0205

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

TITLE TO SAID PREMISES is vested in Edward G. Ruland by deed from Edward G. Ruland and Bertha A. Ruland, his wife, said deed recorded May 20, 1988, in the Northampton County Recorder of Deeds Office in Book 747, page 1124.

THEREON BEING ERECTED a ranch-style single residential dwelling

with brick exterior, shingle roof and attached two-car garage.

No. C-48-CV-2015-08464

CITY OF EASTON

vs.

MICHAEL J. BURKE

Property Address:

1415 Washington St., Easton, PA 18042

UPI/Tax Parcel Number:

L9SW2C/22/10/0310

ALL THAT CERTAIN lot or ground, with the improvements thereon, situated on the north side of Washington Street in Easton City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Michael J. Burke by deed from Charles A. Bartish and Justina Y. Bartish, said deed recorded on January 28, 2004, in the Northampton County Recorder of Deeds Office in Book 2004-1, page 31710.

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

No. C-48-CV-2016-02091

NATIONSTAR MORTGAGE LLC
d/b/a CHAMPION MORTGAGE COMPANY

vs.

DOLORES L. YENIK

Property Address:

321 East 21st Street, Northampton, PA 18067

UPI/Tax Parcel Number:

L4SW1C/17/2/0522

ALL THOSE CERTAIN messuages, lots, pieces or parcels of land situate, lying and being in Northampton Borough (formerly Alliance Borough), Northampton County, Pennsylvania, known and distinguished on Map or Plan of "Levan Park" as Lots Nos. 105 and 106.

TITLE TO SAID PREMISES is vested in Dolores L. Yenik by deed

from Philip Mascho and Lois Mascho, husband and wife, said deed being recorded on October 25, 1995, in the Northampton County Recorder of Deeds Office in Book 1995-1, page 101300.

THEREON BEING ERECTED a residential mobile home with vinyl siding, shingle roof and detached one-car garage.

No. C-48-CV-2016-03250

PARAMOUNT RESIDENTIAL
MORTGAGE GROUP, INC.

vs.

MONICA BORJA,
ROGER G. BORJA

Property Address:

913 Constitution Avenue, Pen
Argyl, PA 18072

UPI/Tax Parcel Number:

E8/1/5B/0626

ALL THAT CERTAIN piece or parcel of land situated in Plainfield Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Roger G. Borja and Monica Borja by deed from Howard Gordon and Monika Gordon, said deed recorded May 19, 2015, in the Northampton County Recorder of Deeds Office in Book 2015-1, page 86873.

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

No. C-48-CV-2017-01445

NEWREZ LLC d/b/a SHELLPOINT
MORTGAGE SERVICING

vs.

MICHAEL A. KWIATKOWSKI a/k/a
MICHAEL KWIATKOWSKI

Property Address:

250 Wagner Avenue, Hellertown,
PA 18055

UPI/Tax Parcel Number:

Q7NW2C/6/1/0715

TRACT NO. 1

ALL THOSE TWO CERTAIN lots or pieces of land, Nos. 72 and 73, lying and being in Hellertown Borough, Northampton County, Pennsylvania.

TRACT NO. 2

ALL THAT CERTAIN portion of Lot No. 74 on the Plan of Wagner Terrace located in Hellertown Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Michael A. Kwiatkowski by deed from Miguel E. Rodriguez and Kimberly Hatter, said deed recorded on October 25, 2005, in the Northampton County Recorder of Deeds Office in Book 2005-1, page 421398.

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

No. C-48-CV-2018-02430

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

vs.

SANDRA E. WUKITCH

Property Address:

1505 First Street, Bethlehem, PA
18020

UPI/Tax Parcel Number:

N7SW2/9/1C/0205

ALL THAT CERTAIN lot or parcel of land situate in Bethlehem Township, Northampton County, Pennsylvania, consisting of Lot Nos. 21, 22, 23 and 24, Block 24, as set forth on Plan of Freemansburg Heights prepared by Charles W. Grossart, Civil Engineer and Surveyor, revised October, 1917, which plan is recorded in Map Book 6, page 42.

TITLE TO SAID PREMISES is vested in Sandra E. Wukitch by deed from Sandra E. Wukitch, individually, and Sandra E. Wukitch, Executrix under the Will of Lydia M. Wukitch, deceased, said deed

recorded February 23, 1987, in the Northampton County Recorder of Deeds Office in Book 720, page 614.

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

No. C-48-CV-2018-04483

BETHLEHEM AREA
SCHOOL DISTRICT

vs.

SCOTT C. VANNORTWICK

Property Address:

4343 Embur Terrace, Easton, PA
18045-4951

UPI/Tax Parcel Number:

M8SE1/12/22/0205

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in Bethlehem Township, Northampton County, Pennsylvania, and described according to a Survey and Plan thereof made by A. L. Wiesenberger Associates, Consulting Engineers, Allentown, Pennsylvania, dated August 16, 1956.

TITLE TO SAID PREMISES is vested in Scott C. VanNortwick by deed from Brenda Jean VanNortwick, said deed recorded on August 13, 2015, in the Northampton County Recorder of Deeds Office in Book 20015-1, page 156006.

THEREON BEING ERECTED a ranch-style single residential dwelling with wood exterior and shingle roof.

No. C-48-CV-2018-10317

DEUTSCHE BANK NATIONAL
TRUST COMPANY, AS
TRUSTEE ET AL.

vs.

DOLORES STARETZ,
GEORGE STARETZ

Property Address:

125 Morningside Drive, Mount
Bethel, PA 18343

UPI/Tax Parcel Number:

C11/1/16-13/0131

ALL THAT CERTAIN lot situate in Upper Mount Bethel Township, Northampton County, Pennsylvania, known as Lot 14 on Plan of Morningside Subdivision as recorded in the Northampton County Recorder of Deeds Office in Plan Book 68, page 24, bounded and described in accordance with a survey by Dale Kulp, Registered Surveyor, dated June 30, 1978.

TITLE TO SAID PREMISES is vested in George Staretz and Dolores Staretz, husband and wife, by deed from Eugene Delgado and Nancy Delgado, husband and wife, said deed recorded on March 26, 2002, in the Northampton County Recorder of Deeds Office in Book 2002-1, page 078787.

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

No. C-48-CV-2018-10998

TRUIST BANK f/k/a BRANCH
BANKING AND TRUST COMPANY

vs.

CINDY L. BEIDLEMAN

Property Address:

1039 Municipal Road, Walnut-
port, PA 18088

UPI/Tax Parcel Number:

H2/26/4B/0516

ALL THAT CERTAIN message or tract of land situate in Lehigh Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Robert D. Beidleman, Jr. a/k/a Robert Dale Beidleman, and Cindy L. Beidleman, husband and wife, by deed from Robert Dale Beidleman, Sr., and Barbara Jeninie Beidleman, said deed recorded May 27, 1993, in the Northampton County Recorder of Deeds Office in Book 897, page 120. The said Robert D.

Beidleman, Jr. a/k/a Robert Dale Beidleman, died on November 2, 2016, thereby vesting title in his surviving spouse Cindy L. Beidleman by operation of law.

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

No. C-48-CV-2019-01070

DITECH FINANCIAL LLC

vs.

KATHERINE L. SHOOK

Property Address:

94 Molasses Road, Bangor, PA 18013

UPI/Tax Parcel Number:

F9NE1/1/3/0134

ALL THAT CERTAIN message, tenement, tract, parcel or piece of land lying and being in Washington Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Warren T. Shook, Sr., and Katherine L. Shook, husband and wife, by deed from Marion Shook, widow, said deed recorded on November 5, 1991, in the Northampton County Recorder of Deeds in Book 846, page 251.

The said Warren T. Shook, Sr., died on or about October 17, 2012, whereby title became vested solely in Katherine L. Shook.

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

No. C-48-CV-2019-06048

NATIONSTAR

MORTGAGE LLC ET AL.

vs.

JILL J. KRATZER

Property Address:

4136 Butternut Drive, Walnutport, PA 18088

UPI/Tax Parcel Number:

H3/10/6A/0516

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

TITLE TO SAID PREMISES is vested in Edward S. Kratzer and Jill J. Kratzer, husband and wife, by deed from Edward S. Kratzer and Jill J. Kratzer, his wife, said deed recorded on July 16, 1993, in the Northampton County Recorder of Deeds Office in Book 903, page 5. The said Edward S. Kratzer became deceased on January 20, 2001, whereby title to the premises became vested solely in Jill J. Kratzer.

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

No. C-48-CV-2020-01178

WELLS FARGO BANK, N.A. ET AL.

vs.

JOSEPH STELTZMAN a/k/a

JOSEPH A. STELTZMAN

Property Address:

213 Daniels Road, Nazareth, PA 18064-8727

UPI/Tax Parcel Number:

J7/12/7/0406

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

TITLE TO SAID PREMISES is vested in Joseph A. Steltzman by deed from Mary Steltzman, widow, said deed recorded on July 19, 2005, in the Northampton County Recorder of Deeds Office in Book 2005-1, page 267407.

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

No. C-48-CV-2020-01636

LOANCARE, LLC

vs.

BRON F. HOLLAND,
KERRY KITTLE HOLLAND**Property Address:**324 Kennedy Drive, Bangor, PA
18013**UPI/Tax Parcel Number:**

D9/16/20N/0128

ALL THAT CERTAIN lot or tract of land situate in Roseto Borough, Northampton County, Pennsylvania, bounded and described according to a map and survey prepared by Michael A. Policelli, Registered Engineer, dated July, 1970 (Drawing No. 8-1918).

TITLE TO SAID PREMISES is vested in Bron F. Holland and Kerry Kittle Holland, his wife, by deed from Stephen J. Lopiano and Angela L. Lopiano, his wife, said deed recorded August 28, 2006, in the Northampton County Recorder of Deeds Office in Book 2006-1, page 353623.

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

No. C-48-CV-2020-04842BETHLEHEM AREA
SCHOOL DISTRICT

vs.

REBECCA E. MATTES

Property Address:1854 7th Street, Bethlehem, PA
18020**UPI/Tax Parcel Number:**

N7NE4/42/16/0205

ALL THAT CERTAIN lot or piece of ground situate in Bethlehem Township, Northampton County, Pennsylvania, known as all of Lot No. 4 and the southerly twenty-three (23.00) feet of Lot No. 3, Block 8, according to the plan of lots of Prospect Heights, said plan being recorded in the Northampton County

Recorder of Deeds in Map Book 3, page 16.

TITLE TO SAID PREMISES is vested in Rebecca E. Mattes by deed from Rebecca E. Mattes, Executrix of the Estate of Alaric K. Mattes, deceased, said deed recorded on October 18, 2011, in the Northampton County Recorder of Deeds Office in Book 2011-1, page 212238.

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

No. C-48-CV-2021-04395

PHH MORTGAGE CORPORATION

vs.

DEBORAH A. MILLER, EXECUTRIX
OF THE ESTATE OF LLEWELLYN
N. MOHR, DONNA M. FRITZ,
EXECUTRIX OF THE ESTATE OF
LLEWELLYN N. MOHR**Property Address:**4244 Wood Drive, Walnutport, PA
18088**UPI/Tax Parcel Number:**

H3/18/16/0516

ALL THAT CERTAIN tract of land located in Lehigh Township, Northampton County, Pennsylvania, as shown on a Final Plan of a Minor Subdivision Plan of Lands Owned by Llewellyn N. and Althea G. Mohr and Oplinger Hower Home Association and Eva and Leon Fritz, recorded in Map Book M. S. 1995-5, page 221, on July 25, 1995.

TITLE TO SALE PREMISES is vested in Llewellyn N. Mohr and Althea G. Mohr, husband and wife, by deed from Llewellyn N. Mohr and Althea G. Mohr, husband and wife, said deed recorded September 22, 1995, in the Northampton County Recorder of Deeds Office in Book 1995-1, page 88841. The said Althea

G. Mohr became deceased on August 25, 2008, whereby title became vested solely in Llewellyn N. Mohr. And the said Llewellyn N. Mohr died on February 3, 2020.

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

No. C-48-CV-2021-05940

SW VALLEY LLC

vs.

GLP LLC, LOUIS P. PEKTOR, III

Property Address:

85 Division Street, Hellertown, PA 18055

UPI/Tax Parcel Number:

Q7SW2D/3/11/0715

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

TITLE TO SAID PREMISES is vested in GLP, LLC, by deed from Matthew A. Koehler, said deed recorded October 9, 2018, in the Northampton County Recorder of Deeds Office in Book 2018-1, page 216657.

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

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. 16, 23, 30