

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**BLOYS, DAVID P.,** dec'd.

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

Executrix: Debra Ann Bloys 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

GARLAND, JOSEPH S., dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executor: Joseph Gary Garland c/o Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045

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

HOLOTYAK, CHARLES, dec'd.

Late of the City of Bethlehem, Northampton County, PA

Co-Executrices: Cecelia M. Fox and Patricia Holotyak Edgar

Attorney: Daniel G. Dougherty Esq., 881 3rd St., Suite B-3, Whitehall, PA 18052

JONES, LARRY L., dec'd.

Late of Northampton, Northampton County, PA

Executrix: Nicole J. O'Donnell c/o Yary L. Ledee de Leon, Esquire, Shulman Law Office PC, 1935, Center Street, Northampton, PA 18067

Attorneys: Yary L. Ledee de Leon, Esquire, Shulman Law Office PC, 1935, Center Street, Northampton, PA 18067

KETCHEN, CARLTON LANNIER, dec'd.

Late of the City of Easton, Northampton County, PA

Administrator: Kevin Daniel Ketchen 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

MALOZI, ANNA MARIA, dec'd.

Late of Allentown City, Lehigh County, PA

Executrix: Susan E. Acevedo, 1522 Clauser Street, Hellertown, PA 18055

Attorney: Charlene D. Rauscher, Esq., P.O. Box 427, Fogelsville, PA 18051

MARI, JOHN J., dec'd.

Late of the City of Bethlehem, Northampton County, PA

Co-Executrices: Emily Anna Mari and Kimberly Ann Lehrman c/o Kevin Frank Danyi, Esq., Danyi Law, P.C., 133 East Broad Street, Bethlehem, PA 18018

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

MORRISON, IVA MAE, dec'd.

Late of Easton, Northampton County, PA

Executor: Shawn J. Morrison c/o Steven B. Molder, Esquire, 904 Lehigh St., Easton, PA 18042

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

SLOCUM, JUDITH ANN, dec'd.

Late of Hellertown, Northampton County, PA

Executor: Gregg Y. Slocum, 7016 Windswept Lane, Jeffersonville, PA 19403

STACKHOUSE, HOLLY PAULINE, dec'd.

Late of Bethlehem, Northampton County, PA

Executor: Michael S. Stackhouse 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

WEAVER, EVELYN M., dec'd.

Late of Allentown City, Lehigh County, PA

Executor: Kevin P. Weaver, 111 Silver Oak Drive, Renfrew, PA 16053

Attorney: Charlene D. Rauscher, Esq., P.O. Box 427, Fogelsville, PA 18051

WERNER, JANET E., dec'd.

Late of Palmer Township, Northampton County, PA

Co-Executors: Faith Ann Sickels and James Matthew Werner 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

SECOND PUBLICATION

ALFRED, SIGRID ROSE, dec'd.

Late of the City of Easton, Northampton County, PA

Administratrix: Patricia Gail Doane 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

BARTZ, MARY ANN, dec'd.

Late of Easton, Northampton County, PA

Executor: Michael Alan Bartz 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

CURCIO, FRANK J., dec'd.

Late of Easton, Northampton County, PA

Co-Executors: Michael Frank Curcio and Michele Marie Curcio c/o Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045

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

CUTH, CHRISTOPHER A., dec'd.

Late of Hanover Township, Northampton County, PA

Administratrix: Amanda C. Cuth, 3263 Parkview Drive, Apt. A, Whitehall, PA 18052

Attorney: Jason R. Costanzo, Esq., 17 N. 6th Street, Stroudsburg, PA 18360

EROH, JEANNE E. a/k/a JEAN E. THIBOU, dec'd.

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

Executor: Ryan R. Eroh 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

HAAS, JOSEPH R., dec'd.

Late of Bethlehem, Northampton County, PA

Executor: Jeffery R. Haas 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

MARSHALL, NANCY S., dec'd.

Late of Bethlehem, Northampton County, PA

Executrix: Elizabeth Marshall Walp c/o Joel M. Scheer, Esquire, Fishbone & Scheer, 940 West Lafayette Street, Easton, PA 18042

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

MORRIS, IVAN L., dec'd.

Late of Forks Township, Northampton County, PA

Executor: William Franz Morris 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

OEHLER, JACQUELINE M., dec'd.

Late of the Township of Williams, Northampton County, PA

Administrators: Charles P. Oehler and Dina Marie Fusco c/o Richard Eugene Santee, Esquire, Shay Santee & Kelhart LLC, 44 E. Broad Street, Suite 210, Bethlehem, PA 18018

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

SHEA, PAULINE M., dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Executor: Mark Stephen Kuhns, 1550 Eaton Avenue, Bethlehem, PA 18018

Attorney: Kristofer M. Metzger, Esquire, P.O. Box 417, Center Valley, PA 18034

SMITH, HALFRED CLESSON, dec'd.

Late of the Borough of Nazareth, Northampton County, PA

Executor: Dale 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

TROXELL, STELLA M., dec'd.

Late of Easton, Northampton County, PA

Executrix: Lucy Ann Mainzer 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

WEIDNER, TYLER NELSON, dec'd.

Late of the Township of Williams, Northampton County, PA

Administratrix: Kerry Lee Kozic,
465 Raubsville Road, Easton, PA
18042

Attorneys: Victor E. Scomillio,
1216 Linden Street, P.O. Box
1409, Bethlehem, PA 18016

THIRD PUBLICATION

BRADFORD-JOHNSON, SUE C., dec'd.

Late of Bethlehem, Northampton
County, PA

Executrix: Michelle J. Delmore
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

CAROSIELLO, LOUISE E., dec'd.

Late of the City of Bethlehem,
Northampton County, PA

Executor: Robert J. Carosiello
Attorney: David M. Backenstoe,
Esquire, 148 Main Street,
Hellertown, PA 18055

COMMARERI, JOYCE I., dec'd.

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

Executor: Robert Lee Stack, Jr.,
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

EDWARD, DAVID L., dec'd.

Late of the Borough of
Walnutport, Northampton
County, PA

Administratrix: Victoria L.
Daignault, 1030 W. Walnut
Street, Allentown, PA 18102

Attorney: Robert P. Daday,
Esquire, 1030 W. Walnut Street,
Allentown, PA 18102

GRANT, BEATRICE, dec'd.

Late of Easton, Northampton
County, PA

Executor: Kenneth Grant 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

HODGE, JUNE MARIE, dec'd.

Late of Northampton County, PA
Executrix: Mary Jane
Hockenbury 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

KANE, GLENN R., SR., dec'd.

Late of Lehigh Township,
Northampton County, PA

Executor: Glenn Raymond Kane,
Jr. c/o Vivian I. Zumas, Esquire,
742 Main Street, Bethlehem, PA
18018

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

KERN, RICHARD F., dec'd.

Late of Township of Forks,
Northampton County, PA

Executrix: Beth Karen Kern 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

MEYERS, PATRICIA ANN, dec'd.

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

Executor: John Ernest Huber,
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

NOLASCO, MARIE ROSE, dec'd.

Late of the City of Easton,
Northampton County, PA
Executrix: Marie Frances
Stackhouse c/o Matthew
Ettinger, Esquire, Mark Van
Horn Law Office, 147 North 10th
Street, Allentown, PA 18102
Attorney: Matthew Ettinger,
Esquire, Mark Van Horn Law
Office, 147 North 10th Street,
Allentown, PA 18102

ROGERS, MARGIT E., dec'd.

Late of Nazareth, Northampton
County, PA
Executor: Robert Martin Rogers
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

SALTZER, EVAN G., dec'd.

Late of Bethlehem, Northampton
County, PA
Trustee: Matthew J. Saltzer, Sr.,
Trustee of the Evan G. Saltzer
Revocable Trust u/a/d January
16, 2003 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

WILL, CHARLES R., JR., dec'd.

Late of the Township of Bushkill,
Northampton County, PA
Executor: Charles J. Will 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

**CORPORATE FICTITIOUS NAME
REGISTRATION NOTICES**

NOTICE IS HEREBY GIVEN that
an Application for Registration of
Fictitious Name was filed with the
Department of State of the Common-
wealth of Pennsylvania, for the
conduct of a business in Northamp-
ton County, Pennsylvania, under the
fictitious name of:

ALCHEMY & ART

with its principal place of business at:
2340 Linden Street, Bethlehem, PA
18017. The name and address of the
entity owning or interested in said
business is Rainbow Recovery Coun-
seling LLC, 2340 Linden Street,
Bethlehem, PA 18017. The character
and nature of the business to be
carried on under said name is to
provide professional counseling,
therapy, expressive arts, holistic
healing, mobile, and spiritual services.
This was filed under the Fictitious
Names Act.

July 23

NOTICE IS HEREBY GIVEN that
an Application for Registration of
Fictitious Name was filed with the
Department of State of the
Commonwealth of Pennsylvania, for
the conduct of a business in
Northampton County, Pennsylvania,
under the fictitious name of:

WEDNESDAE

with its principal place of business at:
2340 Linden Street, Bethlehem, PA
18017. The name and address of the
entity owning or interested in said
business is Rainbow Recovery Coun-
seling LLC, 2340 Linden Street,
Bethlehem, PA 18017. The character

and nature of the business to be carried on under said name is to provide professional counseling, therapy, expressive arts, and creative writing services and products. This was filed under the Fictitious Names Act.

July 23

**NOTICE OF INTENTION TO FILE
THE PRAECIPE TO TRANSMIT
RECORD UNDER SECTION
3301(d) OF THE DIVORCE CODE**

JERMAINE STUCKEY,

Plaintiff

vs.

AMIE ZAWIDSKI,

Defendant

NO.: C-48-CV-2019-12035

TO: JEREMAIN STUCKEY

You have been sued in an action for divorce. You have failed to file a counter-affidavit to the Affidavit under Section 3301(d) of the Divorce Code. Therefore, on or after ten days following the date of publication of this Notice, the other party can request the court to enter a final decree in divorce as indicated on the proposed Praecipe to Transmit Record, which you may retrieve from the Defendant's Counsel, Robert J. Brasko, Esq., 3400 Bath Pike, Ste. 305, Bethlehem, Pennsylvania 18017, (610) 419-0313.

If you do not file a counter-affidavit by the date indicated above, the court can enter a final decree in divorce.

Unless you have already filed with the court a written claim for economic relief, you must do so by the above date, or the court may grant the divorce or an order approving grounds for divorce. The filing of the form counter-affidavit alone does not protect your economic claims.

YOU SHOULD TAKE THIS PAPER
TO YOUR LAWYER AT ONCE. IF YOU

DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Referral Service

P.O. Box 4733

Easton, PA 18042

(610) 258-6333

July 23

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

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on AUGUST 7, 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-2016-10464
(#4 AUG/2026)**

BOROUGH OF FREEMANSBURG

vs.

JUSTIN A. FREEMAN,

SHARON FREEMAN

Property Address:

958 Ramblewood Lane, Freemansburg, PA 18017

UPI/Tax Parcel Number:

N7/2/88/0212

ALL THAT CERTAIN tract of land located in Freemansburg Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Justin A. Freeman and Sharon Freeman by deed recorded on November 20, 2006, in the Northampton County Recorder of Deeds office in Book 2006-1 at page 477640.

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

**No. C-48-CV-2021-08343
(#13 AUG/2026)**

CELINK

vs.

JOAN CABRERA, MARIE
RIDGWAY, KNOWN HEIR OF JOAN
CABRERA, DECEASED, JAMES
RIDGWAY, KNOWN
HEIR OF JOAN CABRERA,
DECEASED, ROBERT RIDGWAY,
KNOWN HEIR OF JOAN CABRERA,
DECEASED

Property Address:

109 West Lincoln Street, Easton,
PA 18042

UPI/Tax Parcel Number:

L9SE3C/15/6/0310

ALL THAT CERTAIN messuage or tenement and tract of land situate in Easton City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Joan Cabrera by deed recorded on February 26, 2001, in the Northampton County Recorder of Deeds office in Book 2001-1 at page 027646. AND THE SAID Joan Cabrera departed this life on or about January 16, 2026.

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

**No. C-48-CV-2022-03378
(#14 AUG/2026)**

U.S. BANK TRUST NATIONAL
ASSOCIATION, ET AL

vs.

ZAHKIR BHUIYA

Property Address:

142 Clover Hollow Road, Easton,
PA 18045

UPI/Tax Parcel Number:

K8/15/2-48/0324

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

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

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

No. C-48-CV-2022-07542

M&T BANK

vs.

SARA MARIE ECKMAN, AS
ADMINISTRATRIX OF THE ESTATE
OF MARIE ECKMAN,
a/k/a MARIE A. ECKMAN,
DECEASED

Property Address:

3461 Park Place, Bethlehem, PA
18017

UPI/Tax Parcel Number:

M6SE1/9/1-H5/0214

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

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

THEREON BEING ERECTED a two-story residential townhouse with brick and vinyl exterior and shingle roof.

No. C-48-CV-2023-03209**(#16 AUG/2026)**U.S. BANK TRUST NATIONAL
ASSOCIATION, ET AL

vs.

SHIRLEY A. SCHANEBERGER

Property Address:1420 Ferry Street, Easton, PA
18042**UPI/Tax Parcel Number:**

L9SW2C/11/4/0310

ALL THAT CERTAIN messuage,
tenement and lot or piece of ground
situate on the southerly side of Ferry
Street in Easton City, Northampton
County, Pennsylvania.

TITLE TO SAID PREMISES is
vested in Shirley A. Schaneberger by
deed recorded on July 3, 2014, in the
Northampton County Recorder of
Deeds office in Book 2014-1 at page
110370.

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

No. C-48-CV-2023-07384**(#5 AUG/2026)**BETHLEHEM AREA
SCHOOL DISTRICT

vs.

IRIS M. MATEO-PEREZ

Property Address:1495 East 7th Street, Bethlehem,
PA 18015**UPI/Tax Parcel Number:**

P7SW1A/18/5/0204

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

TITLE TO SAID PREMISES is
vested in Iris M. Mateo-Perez by deed
recorded on July 22, 2019, in the
Northampton County Recorder of
Deeds office in Book 2019-1 at page
146570.

THEREON BEING ERECTED a
one-and-one-half-story single resi-
dential dwelling with vinyl siding and
shingle roof.

No. C-48-CV-2024-07574**(#19 AUG/2026)**

TOWNSHIP OF BETHLEHEM

vs.

LOLA VASCIANA

Property Address:4284 Hilltop Place, Bethlehem, PA
18020**UPI/Tax Parcel Number:**

M7SE2/1/19/0205

ALL THAT CERTAIN lot or parcel
of land situate on the south side of
Hilltop Place, west of Reeve Drive, in
Bethlehem Township, Northampton
County, Pennsylvania.

TITLE TO SAID PREMISES is
vested in Lola Vasciana by deed
recorded on May 27, 2005, in the
Northampton County Recorder of
Deeds office in Book 2005-1 at page
197277.

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

No. C-48-CV-2024-09605**(#15 AUG/2026)**U.S. BANK TRUST NATIONAL
ASSOCIATION, ET AL

vs.

AMINTA SOCORO FIGUEROA

Property Address:1446 East 6th Street, Bethlehem,
PA 18015**UPI/Tax Parcel Number:**

P7SW1A/16/5/0204

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

TITLE TO SAID PREMISES is
vested in Aminta Figueroa by deed
recorded on September 2, 2023, in
the Northampton County Recorder of

Deeds office in Book 2003-1 at page 358368.

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

No. C-48-CV-2025-00359
(#9 AUG/2026)

HSBC BANK USA
NATIONAL ASSOCIATION

vs.

BOSCO CREDIT II, LLC

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 north side of Ashlee Court in Palmer Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Bosco Credit II, LLC, by deed recorded on July 2, 2025, in the Northampton County Recorder of Deeds office in Book 2025-1 at page 122601.

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

No. C-48-CV-2025-05625
(#8 AUG/2026)

FREEDOM MORTGAGE
CORPORATION

vs.

MICHAEL T. RYAN

Property Address:

1361 North Cottonwood Road,
Danielsville, PA 18038

UPI/Tax Parcel Number:

G4/2/2/0516

ALL THAT CERTAIN message, tenement and tract of land located on the south side of North Cottonwood Road (T 474) in Lehigh Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Michael T. Ryan by deed recorded on December 1, 2017, in the Northampton County Recorder of Deeds office in Book 2017-1 at page 264127.

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

No. C-48-CV-2025-07212
(#1 AUG/2026)

LAKEVIEW LOAN SERVICING LLC
vs.

JEWEL N. HOLI

Property Address:

612 South Bishopthorpe Street,
Bethlehem, PA 18015

UPI/Tax Parcel Number:

P6SW3A/4/3/0204

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

TITLE TO SAID PREMISES is vested in Jewel N. Holli by deed from Michael Rudy, said deed recorded on March 6, 2017, in the Northampton County Recorder of Deeds office in Book 2017-1 at page 46763.

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

No. C-48-CV-2025-08835
(#21 AUG/2026)

SAUCON VALLEY SCHOOL
DISTRICT

vs.

JEANETTE C. CONRAD

Property Address:

110 Northampton Street, Hellertown, PA 18055

UPI/Tax Parcel Number:

Q7SW3C/1/9B/0715

ALL THAT CERTAIN half-double home and lot located on the western

side of Northampton Street in Hellertown Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Jeanette C. Conrad by deed recorded on March 26, 2021, in the Northampton County Recorder of Deeds office in Book 2021-1 at page 108352.

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

**No. C-48-CV-2026-00229
(#10 AUG/2026)**

SANTANDER BANK NA

vs.

PHILLIP SCHWENK, KNOWN HEIR
OF BERTHA SCHWENK,
DECEASED, UNKNOWN HEIRS,
SUCCESSORS,

ASSIGNS AND ALL PERSONS,
FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER
BERTHA SCHWENK, DECEASED

Property Address:

2170 Johnston Avenue,
Bethlehem, PA 18015

UPI/Tax Parcel Number:

N7SE4/24/5/0719

ALL THAT CERTAIN lot, parcel or piece of land lying, situate and being in Lower Saucon Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Bertha Schwenk by deed recorded on February 19, 1998, in the Northampton County Recorder of Deeds office in Book 1998-1 at page 18099. The said Bertha Schwenk departed this life on or about June 22, 2025.

THEREON BEING ERECTED a two-story Cape Cod-style single residential dwelling with vinyl siding 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.

CHRISTOPHER ZIEGER
Sheriff
Northampton County,
Pennsylvania
Jul 16, 23, 30

Hon. Edward D. Reibman (Ret.)

Mediation. Arbitration. Neutral.



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- **THIRTY-FOUR YEARS** as a general jurisdiction trial judge, Lehigh County, Pa., Court of Common Pleas, including President Judge of 10-judge court and four years as Senior Judge
- **EXTENSIVE EXPERIENCE** in all aspects of civil and orphans court matters
- **FORMERLY** Sole Practitioner, Allentown, Pa; Trial Attorney, U.S. Department of Justice, Civil Rights Division, Washington, D.C.; and Law Clerk to Judge Brian Simpson, U.S. Court of Appeals, 5th Cir. (now 11th Cir.)
- **GRADUATE** of Duke University School of Law and Lafayette College
- **U.S. ARMY RESERVES**, Drill Sergeant, Honorable Discharge
- **AVAILABLE TO TRAVEL**