

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**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

SECOND 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

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

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

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

THIRD PUBLICATION

CONYERS, EVAN W., dec'd.

Late of Borough of Hellertown, Northampton County, PA
Executor: Cary Lee Conyers 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

DEARDORFF, BETTY M., dec'd.

Late of Nazareth Borough, Northampton County, PA
Executor: John Floyd Deardorff c/o Delia A. Dougherty, Esq., Sherman, Silverstein, Kohl, Rose & Podolsky, P.A., 308 Harper Dr., #200, Moorestown, NJ 08057
Attorneys: Delia A. Dougherty, Esq., Sherman, Silverstein, Kohl, Rose & Podolsky, P.A., 308 Harper Dr., #200, Moorestown, NJ 08057

DEUTSCH, MARYANN R., dec'd.

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

Executor: Michael Kevin Romanishan 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

HASSAY, ROBERT STEPHEN, SR., dec'd.

Late of Bethlehem, Northampton County, PA
Executor: Robert S. Hassay, Jr. 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

HERBERT, SONYA A., dec'd.

Late of Hellertown Borough, Northampton County, PA
Executrix: Robin K. Silhanek c/o Jocelin A. Price, Esq., Antheil, Maslow & MacMinn, LLP, 131 W. State St., P.O. Box 50, Doylestown, PA 18901
Attorneys: Jocelin A. Price, Esq., Antheil, Maslow & MacMinn, LLP, 131 W. State St., P.O. Box 50, Doylestown, PA 18901

KANAS, CAROL H., dec'd.

Late of Walnutport, Northampton County, PA
Executrix: Jennifer L. Bauer 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

NICOLETTA, ANTHONY J., dec'd.

Late of the City of Bethlehem, Northampton County, PA

Administrator: Joseph M. Nicoletta 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

ORTIZ, MIGUEL, dec'd.

Late of the City of Bethlehem, Northampton County, PA
Administratrix: Emma N. Ortiz, 550 Wyandotte Street, Bethlehem, PA 18015

REITER, ALAN, dec'd.

Late of the City of Easton, Northampton County, PA
Administratrix: Christina Georgiou 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

SPAZIANI, JOHN A., dec'd.

Late of Easton, Northampton County, PA
Administrators: Jill Cutrona and Cheryl Ann Buttaro 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

SPIRK, MARY BETH, dec'd.

Late of Lower Saucon Twp., Northampton County, PA
Executrix: Margaret M. McMenamin, 2557 Kings Mills Rd., Hellertown, PA 18055
Attorneys: Jill S. Spirk, Esquire, Eastburn and Gray, PC, 60 E. Court St., P.O. Box 1389, Doylestown, PA 18901-0137

TOTH, JOEL MATTHEW, dec'd.

Late of Bethlehem, Northampton County, PA

Personal Representative: Jamie Polzer-Toth c/o Catherine E. Sears, Esquire, 33 S. 7th Street, P.O. Box 4060, Allentown, PA 18105-4060

Attorney: Catherine E. Sears, Esquire, 33 S. 7th Street, P.O. Box 4060, Allentown, PA 18105-4060

VAILL, RITA C. a/k/a RITA CURTIS VAILL, dec'd.

Late of Easton, Northampton County, PA

Executor: Richard C. Vaill 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

FICTITIOUS NAME

REGISTRATION NOTICE

NOTICE IS HEREBY GIVEN, pursuant to the provisions of the Fictitious Names Act of Pennsylvania (54 Pa. C.S. Section 301 et seq.), that an application for registration of a Fictitious Name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the Fictitious Name of:

replicabuildings

with its principal office or place of business at: 7033 Versailles Square, Bethlehem, PA 18017.

The name and address of the person who is party to the registration are: Michael H. Merwine, 7033 Versailles Square, Bethlehem, PA 18017.

July 16

**CORPORATE FICTITIOUS NAME
REGISTRATION NOTICE**

NOTICE IS HEREBY GIVEN, pursuant to the provisions of Act 295

of 1982, as amended, of intention to file, or the filing of, in the Office of the Secretary of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, a certificate for the conduct of a business in Pennsylvania, under the assumed or fictitious name, style or designation of:

LEGA STUDIO

with its principal place of business at 1501 Lehigh Parkway N., Allentown, PA 18103.

The name and address of the entity owning or interested in said business is: Howard Kulp Architects, P.C., 1501 Lehigh Parkway N., Allentown, PA 18103

GOUDSOUZIAN & ASSOCIATES
2940 William Penn Highway
Easton, PA 18045-5227
(610) 253-9171

July 16

**NOTICE OF APPLICATION FOR
PRIVATE DETECTIVE LICENSE**

NOTICE IS HEREBY GIVEN that the Petition of Brian J. Ramos was filed in the Northampton County Criminal Division at Docket No. MD-863-2026, seeking the approval of a Private Detective License pursuant to the Private Detective Act of 1953, 22 Pa. C.S.A. The Court has fixed August 5, 2026, at 9:00 a.m. in Miscellaneous Part at the Northampton County Courthouse, 669 Washington Street, Easton, PA 18042, as the date for hearing the Petition. All persons interested in the Petition may appear and show cause, if any they have, why the prayer of the Petition should not be granted.

Jul. 9, 16

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on the 16th day of June, 2026, the Petition of Walter Elexander Jones was filed in Northampton County Court of Common Pleas at NO. C-48-

CV-2026-05613, seeking to change the name of Petitioner from Walter Elexander Jones to Walter Alexander Elliot. The Court has fixed Tuesday, August 18, 2026 at 9:00 a.m., in Motions 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.

July 16

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on June 26, 2026, the petition of Heliter Brenya was filed in Northampton County Court of Common Pleas at No. C-48-CV-2026-05962 seeking to change the name of petitioner from Heliter Brenya to Henrietta Brenya. The Court has fixed Thursday, August 27th, 2026 at 9:00 a.m. at 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.

July 16

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on the 1st day of July, 2026, the Petition of Susan Marie Papa-DiMattei was filed in Northampton County Court of Common Pleas at No. C-48-CV-2026-06190, seeking to change the name of Petitioner from Susan Marie Papa-DiMattei to Susan Marie Koehler. The Court has fixed Friday, August 21, 2026 at 9:00 a.m., in courtroom #TBD 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.

July 16

NOTICE FOR CHANGE OF NAME

On June 10, 2026, the Petition of Danielle Nicole Fortunato was filed in Northampton County Court No. C-48-CV-2026-05420, seeking to change the name of Petitioner from Danielle Nicole Fortunato to Danielle Nicole McGee. The Court has fixed Monday, August 10, 2026 at 9:00 a.m., in Motions Court, Northampton County Courthouse for hearing the petition. Any person with lawful objection may appear to state their reasons.

July 16

**COURT OF COMMON PLEAS
NORTHAMPTON COUNTY
CIVIL DIVISION—LAW**

CHARLES M. RAUB,

Plaintiff

vs.

JERRY ADAMS, JR.

and

KRIETE LEASING AND
RENTAL, LLC,

Defendants

NO.: C-48-CV-2026-03805

PLAINTIFF'S MOTION
FOR SPECIAL SERVICE

PURSUANT TO Pa. R.C.P. 404

Plaintiff, Charles M. Raub, by and through his undersigned counsel, Adam D. Meshkov, Esquire, hereby files the instant Motion for Special Service pursuant to Pa. R.C.P. 404 and in support thereof avers as follows:

1. This case arises out of a motor vehicle accident which occurred on July 8, 2024, in Northampton County, PA, as a result of which Plaintiff was caused severe physical injury.

2. On April 21, 2026, Plaintiff filed a Writ of Summons within the two year statute of limitations applicable to Plaintiff's claims.

3. Plaintiff attempted to serve Defendant, Jerry Adams, Jr., at the address listed for him on the Commonwealth of Pennsylvania Crash Report of 2839 Brandale Street, Memphis, Tennessee. A true and correct copy of the referenced Police Crash Report is attached hereto as Exhibit "A."

4. Plaintiff utilized ABC Legal Services, Inc., a third party service of process company, who attempted to serve the Writ of Summons at the address listed above on one occasion without success as the property appeared vacant and who was informed by a neighbor that Defendant was not a resident. A true and correct copy of the Return of Service is attached hereto as Exhibit "B."

5. Plaintiff then utilized Been Verified, a background check company, from which a report was generated on Defendant and indicated a secondary address of 402 Cedar Street, Fulton, Kentucky for Defendant Adams. A true and correct copy of the report is attached as Exhibit "C."

6. Service was attempted again on Defendant Adams at the aforementioned address without success as neighbors indicated that Defendant had moved and was not a resident of the property. A true and correct copy of the Return of Service is attached as Exhibit "D."

7. Plaintiff attempted to serve Defendant Adams once more at 2839 Brandale Street, Memphis, Tennessee, which was again, unsuccessful. A true and correct copy of the Return of Service is attached as Exhibit "E."

WHEREFORE, for these reasons, Plaintiff respectfully requests permission to serve the Writ of Summons in

this matter via publication in order to advance this case in accordance with the attached form of Order.

ADAM D. MESHKOV, ESQUIRE
Attorney ID No.: 94856
MESHKOV & BRESLIN

830 Lehigh Street
Easton, PA 18042
(T) (610) 438-6300
(F) (610) 438-6304
adm@meshkovbreslin.com

July 16

**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 Northamp-

ton County Recorder of Deeds office in Book 2006-1 at page 477640.

THEREON BEING ERRECTED 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 ERRECTED 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 residential dwelling with vinyl siding and shingle roof.

No. C-48-CV-2024-05415**(#2 AUG/2026)**

ARVEST BANK

vs.

ELIAS GHARZOUZI,

DIANE GHARZOUZI

Property Address:3172 Apollo Drive, Bethlehem, PA
18017**UPI/Tax Parcel Number:**

M6SE4/7/16D/0204

ALL THAT CERTAIN tract or parcel of land located on the northwesterly side of Apollo Drive, a fifty foot wide cul-de-sac street, situate in the Fourteenth Ward of Bethlehem City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Elias Gharzouzi and Diane Gharzouzi by deed from Nicholas V. Tsamoutalidis and Rita J. Tsamoutalidis, said deed recorded on June 2, 2008, in the Northampton County Recorder of Deeds office in Book 2008-1 at page 161964.

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

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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@gmail.com

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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**



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A photograph of a multi-story brick building with many windows. A large QR code is overlaid on the center of the image. Above the QR code, the text 'Ready for What's Next?' is written in a white box. Below the QR code, the text 'Scan to learn more or start a confidential conversation.' is written in a white box. At the bottom of the image, the URL 'norris-mclaughlin.com/join-our-team' is written in a white box. The building has a sign that says 'Lehigh' on one of the windows.

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