

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**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. Scmillio,
 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

SECOND 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

THIRD PUBLICATION**BAILEY, JAMES F.**, dec'd.

Late of the Borough of Walnutport, Northampton County, PA
 Administratrix: Michelle J. Bailey, 1208 Riverview Drive, Walnutport, PA 18088
 Attorneys: Jenny Y.C. Cheng, Esquire. Cheng Law Offices, P.C., 430 Delaware Avenue, P.O. Box 195, Palmerton, PA 18071

BENDER, LEONARD L., dec'd.

Late of the Township of Plainfield, Northampton County, PA
 Executrix: Theresa Hogan, 340 Spring Garden Street, Easton, PA 18042

DAVID, DOROTHY L., dec'd.

Late of Northampton, Northampton County, PA
 Administratrix: Rebecca Ann Liggitt, 717 Crane Street, Catasauqua, PA 18032
 Attorney: John L. Obrecht, Esquire, 1731 Main Street, Northampton, PA 18067-1544

FARBER, HORACE ROGER, dec'd.

Late of Easton, Northampton County, PA
 Co-Executors: Katie Elizabeth Farber and Douglas Bachman Farber, 523 East 78th Street, Apartment 4A, New York, NY 10075

FARBER, SUSAN E., dec'd.

Late of Easton, Northampton County, PA
 Co-Executors: Katie Elizabeth Farber and Douglas Bachman

Farber, 523 East 78th Street,
Apartment 4A, New York, NY
10075

GILLARD, ANNA MAE, dec'd.

Late of Bethlehem, Northampton
County, PA

Executrix: Christine Louise
Masteller 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

HERMAN, DENNIS JOHN, JR.,
dec'd.

Late of Easton, Northampton
County, PA

Executrix: Karen A. Herman c/o
Sarah J. Hogan, Esquire,
Plunkett & Graver, PC, 615
Waterfront Drive, Suite 301,
Allentown, PA 18102

Attorneys: Sarah J. Hogan,
Esquire, Plunkett & Graver, PC,
615 Waterfront Drive, Suite 301,
Allentown, PA 18102

JOHNSON, PHYLLIS JOYCE,
dec'd.

Late of the City of Bethlehem,
Northampton County, PA

Executrix: Theresa Hogan, 340
Spring Garden Street, Easton,
PA 18042

KOWALCHUK, LISA LYNN, dec'd.

Late of 4181 Heritage Lane,
Walnutport, Northampton
County, PA

Executor: Michael Keith
Chubirka Terry, 305 Columbia
Avenue, Palmerton, PA 18071

Attorneys: Kim M. Gillen,
Esquire, The Law Offices of Kim
M. Gillen, P.C., 613 Blakeslee
Boulevard Dr. E., Suite 103,
Lehighon, PA 18235

KUNTZ, NANCY L., dec'd.

Late of Easton, Northampton
County, PA

Executor: Thomas R. Kuntz 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

SEGREAVES, EDWARD ALAN,
dec'd.

Late of 731 James Drive,
Nazareth, Northampton County,
PA

Personal Representative:
Mackenzie Renee Segreaves c/o
R. Nichols Nanovic, Esquire,
Gross McGinley, LLP, 33 South
7th Street, P.O. Box 4060,
Allentown, PA 18105-4060

Attorneys: R. Nichols Nanovic,
Esquire, Gross McGinley, LLP,
33 South 7th Street, P.O. Box
4060, Allentown, PA 18105-4060

SCHLICHTER, RICHARD S.,
dec'd.

Late of the Township of Palmer,
Northampton County, PA

Executor: Robert John Kreidler
c/o Dionysios C. Pappas,
Esquire, Vasiliadias Pappas
Associates, LLC, 2551 Baglyos
Circle, Suite A-14, Bethlehem,
PA 18020

Attorneys: Dionysios C. Pappas,
Esquire, Vasiliadias Pappas
Associates, LLC, 2551 Baglyos
Circle, Suite A-14, Bethlehem,
PA 18020

SCHOENER, ROBERT PHILIP, III,
dec'd.

Late of Bethlehem Township,
Northampton County, PA

Administratrix: Jennifer Lynn
Schoener 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

STOFFEL, META Z., dec'd.

Late of Bethlehem, Northampton County, PA

Executor: Kurt William Stoffel c/o Catherine E. Sears, Esquire, Gross McGinley, LLP, 33 South Seventh Street, P.O. Box 4060, Allentown, PA 18105-4060

Attorneys: Catherine E. Sears, Esquire, Gross McGinley, LLP, 33 South Seventh Street, P.O. Box 4060, Allentown, PA 18105-4060

TUCKER, MARY G., dec'd.

Late of Township of Washington, Northampton County, PA

Executrix: Jeannette M. Tucker c/o Stanley M. Vasiliadis, Esquire, Vasiliadias Pappas Associates, LLC, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020

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

VALETTA. JOANN K., dec'd.

Late of the Township of Palmer, Northampton County, PA

Executrix: Nancy Valerie Suter c/o Theresa Hogan, Esquire, 340 Spring Garden Street, Easton, PA 18042

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

FICTITIOUS NAME REGISTRATION NOTICES

NOTICE IS HEREBY GIVEN that an Application for Registration of Fictitious Name has been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the purposes of obtaining the following Fictitious Name, pursuant to the provisions of 54 Pa.C.S. §311.

The Fictitious Name is:

GO TIME GEAR

having a principal place of business at 2280 Newlins Mill Road, Easton, PA 18045.

The name and address of the entity owning or interested in said business are: AHD Import Co., Inc., 2280 Newlins Mill Road, Easton, PA 18045.

FITZPATRICK LENTZ & BUBBA, P.C.

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

Apr. 16

NOTICE IS HEREBY GIVEN that an Application for Registration of Fictitious Name has been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the purposes of obtaining the following Fictitious Name, pursuant to the provisions of 54 Pa.C.S. §311.

The Fictitious Name is:

TOUGH COVER

having a principal place of business at 2280 Newlins Mill Road, Easton, PA 18045.

The name and address of the entity owning or interested in said business are: AHD Import Co., Inc., 2280 Newlins Mill Road, Easton, PA 18045.

FITZPATRICK LENTZ & BUBBA, P.C.

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

Apr. 16

NOTICE OF APPLICATION FOR PRIVATE DETECTIVE LICENSE

NOTICE IS HEREBY GIVEN that the Petition of Shawn A. Hilbert was filed in the Northampton County Criminal Division at Docket No. MD-4454-2026, 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 May 6, 2026, at 9:00 a.m., in Courtroom #1, 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.

Apr 9, 16

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN on March 11, 2026, the Petition of Bambie T. Mojica was filed in Northampton County Court of Common Pleas at C-48-CV-2026-02268, seeking to change the name of Petitioner from Bambie T. Mojica to Brooklynn Bambie Mojica. The Court has fixed May 15, 2026 at 9:00 a.m. in Motions Court at the Northampton County Courthouse as the date of 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 be granted.

Apr. 16

**NOTICE OF HEARING ON
PETITION FOR INVOLUNTARY
TRANSFER OF VEHICLE TITLE**

Pursuant to a Petition for Involuntary Transfer of Vehicle Title which has been filed, an Order and Rule has been issued as follows:

IN THE COURT OF
COMMON PLEAS OF
NORTHAMPTON COUNTY
CIVIL DIVISION—LAW
COMMONWEALTH OF
PENNSYLVANIA

In Re: 1991 Titan Mobile Home
VIN: 1918136856
TITLE #: 44140865

No: C48-CV-2026-02153

INVOLUNTARY TRANSFER OF A
VEHICLE TITLE
ORDER AND RULE

AND NOW, this 9th day of March, 2026, upon consideration of the attached Petition for Involuntary Transfer of Vehicle Title, it is ORDERED and DECREED as follows:

(1) a Rule is issued upon Marleeta Dawn Culp and 5 Portland, LLC to show cause why the Petitioner is not entitled to relief requested; and,

(2) The Respondents shall file an Answer to the Petition within twenty (20) days of service of the Petition upon the Respondents; and,

(3) The Petition shall be decided under PA R.C. P., Rule 206.2; and,

(4) If necessary, an evidentiary hearing shall be held on Thursday, May 14, 2026 at 10:00 am in Motions Court; and,

(5) Notice of the entry of this Order and Rule shall be provided to all parties by the Petitioner and Proof of Service filed of record .

BY THE COURT

/s/ Anthony S. Beltrami, J.

Any and all persons interested in this Petition should be present at the time of the hearing scheduled for Thursday, May 14, 2026 at 10:00 am at Motions Court at the Northampton County Courthouse, 669 Washington Street, Easton, PA 18042.

RONOLD J. KARASEK, ESQUIRE
Attorney For Petitioner

Apr. 16

NOTICE

Notice of the Notice for Intention to Request Entry of 3301(d) Divorce Decree, Affidavit Under 3301(d) of the Divorce Code and Counter Affidavit Under 3301(d) of the Divorce Code, to Cheri Gilbert, 107 Vanguard Circle, Cocoa, FL 32926.

Petition for Publication on said Notice for Intention to Request Entry of 3301(d) Divorce Decree, Affidavit Under 3301(d) of the Divorce Code

and Counter Affidavit Under 3301(d) of the Divorce Code, in Northampton County Courthouse. The Defendant in this matter thereto is requested to present them without delay to:

Mr. Marcus Gilbert
48 North 4th Street
Easton, PA 18042
or to his attorney
ALEXANDRIA J CROUTHAMEL,
ESQUIRE

CROUTHAMEL LAW OFFICES, P.C.
1000 Postal Road #91265
Allentown Pa 18109
(610) 428-3386
paralegal@crouthamellaw.com

Apr. 16

**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 ERRECTED 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 PREMISSES 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.

**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.

**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/3/30/0204ALL THAT CERTAIN lot or piece of
land, hereditaments and appurten-
ances 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 Northamp-
ton 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/13/23/0102ALL 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 ofDeeds office in Book 2020-1 at page
009683.THEREON BEING ERECTED a
two-and-one-half-story single resi-
dential 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/3/5/0102ALL 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 residen-
tial 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 lie 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