

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**BONSALL, GEORGE FREDERICK,** dec'd.

Late of the Borough of Hellertown, Northampton County, PA
Co-Executors: Christopher Bradley Bonsall and Lindsey Bonsall Fitzpatrick c/o Timothy J. Duckworth, Sr., Esquire, Mosebach, Funt, Dayton and Duckworth, P.C., 2045 Westgate Drive, Suite 404, Bethlehem, PA 18017

Attorneys: Timothy J. Duckworth, Sr., Esquire, Mosebach, Funt, Dayton and Duckworth, P.C., 2045 Westgate Drive, Suite 404, Bethlehem, PA 18017

BURWELL, MARCIA ELISE, dec'd.

Late of the Township of Forks, Northampton County, PA
Administrator: Vaughn Ryan Jones c/o Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045
Attorneys: Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045

DUBBS, RAYMOND A., dec'd.

Late of Bethlehem, Northampton County, PA
Executor: Barry A. Dubbs c/o Santanasto Law, 210 E. Broad Street, Bethlehem, PA 18018
Attorneys: Santanasto Law, 210 E. Broad Street, Bethlehem, PA 18018

GILCHRIST, MARTIN CHARLES, dec'd.

Late of Hanover Township, Northampton County, PA
Executrix: Barbara Ann Gilchrist 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

GLASSER, SANDRA ELLEN, dec'd.

Late of Bethlehem, Northampton County, PA
Executrix: Rachel Glasser c/o Ashley Sharek, Esq., Entrusted Legacy Law, P.O. Box 130, Bradford Woods, PA 15015
Attorneys: Ashley Sharek, Esq., Entrusted Legacy Law, P.O. Box 130, Bradford Woods, PA 15015

HOFFMAN-GRACE, LEANN, dec'd.

Late of Bethlehem, Northampton County, PA
Administrator: Scott Gary Grace c/o Richard W. Shaffer, Jr., Esquire, Prokup & Swartz, 7736 Main Street, Fogelsville, PA 18051-1616
Attorneys: Richard W. Shaffer, Jr., Esquire, Prokup & Swartz, 7736 Main Street, Fogelsville, PA 18051-1616

**KOSMAN, NANCY MARIE a/k/a
NANCY KOSMAN,** dec'd.

Late of East Allen Township, Northampton County, PA

Administratrix: Janice E. Ford
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

NIGRO, ALBERTA A., dec'd.

Late of the City of Easton,
Northampton County, PA
Executor: Ronald A. Nigro c/o
Goudsouzian & Associates, 2940
William Penn Highway, Easton,
PA 18045

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

PERUGINI, ROCCO, dec'd.

Late of Hanover Township,
Northampton County, PA
Executrix: Cheryl A. Perugini,
4539 Kathi Drive, Bethlehem, PA
18017-8711

STOCKER, BRIAN, dec'd.

Late of the Township of
Washington, Northampton
County, PA

Executor: Bruce R. Stocker c/o
Scott R. Steirer, Esquire, Pierce
& Steirer, LLC, 124 Belvidere
Street, Nazareth, PA 18064
Attorneys: Scott R. Steirer,
Esquire, Pierce & Steirer, LLC,
124 Belvidere Street, Nazareth,
PA 18064

TALEKAR, SATISH, dec'd.

Late of Easton, Northampton
County, PA

Administratrix: Sayali Talekar
c/o Timothy J. Duckworth, Jr.,
Esquire, Mosebach, Funt,
Dayton and Duckworth, P.C.,
2045 Westgate Drive, Suite 404,
Bethlehem, PA 18017

Attorneys: Timothy J.
Duckworth, Jr., Esquire,
Mosebach, Funt, Dayton and
Duckworth, P.C., 2045 Westgate
Drive, Suite 404, Bethlehem, PA
18017

TEPES, MARIE C., dec'd.

Late of the Borough of
Northampton, Northampton
County, PA

Personal Representative:
Kimberly Sue Kratzer c/o Scott
R. Steirer, Esquire, Pierce &
Steirer, LLC, 124 Belvidere
Street, Nazareth, PA 18064

Attorneys: Scott R. Steirer,
Esquire, Pierce & Steirer, LLC,
124 Belvidere Street, Nazareth,
PA 18064

TOMKO, DAVID T., dec'd.

Late of Bethlehem, Northampton
County, PA

Administratrix: Veronica A.
Blocker c/o Sally L. Schoffstall,
Esquire, Schoffstall Elder Law,
2987 Corporate Court, Suite
200, Orefield, PA 18069

Attorney: Sally L. Schoffstall,
Esquire, Schoffstall Elder Law,
2987 Corporate Court, Suite
200, Orefield, PA 18069

TUST, JAMES F., dec'd.

Late of Bath, Northampton
County, PA

Executrix: Terri Ann Stewart
a/k/a Terri Anne Stewart
Attorneys: Gladys E. Wiles,
Esquire, Snyder & Wiles, P.C.,
7731 Main Street, Fogelsville, PA
18051

WRIGHT, CLARENCE, dec'd.

Late of Easton Borough,
Northampton County, PA

Administrator: Donald G.
Hannum c/o Jeremy Z. Mittman,
Esquire, 593 Bethlehem Pike,
Montgomeryville, PA 18936

Attorney: Jeremy Z. Mittman,
Esquire, 593 Bethlehem Pike,
Montgomeryville, PA 18936

SECOND PUBLICATION**BRANDSTETTER, PATRICIA**,

dec'd.

Late of Bethlehem Twp.,
Northampton County, PA

Administrator: William Press c/o Whitney P. O'Reilly, Esq., 1600 Market St., Fl 32, Philadelphia, PA 19103
Attorney: Whitney P. O'Reilly, Esq., 1600 Market St., Fl 32, Philadelphia, PA 19103

BRODT, YVONNE F., dec'd.
Late of Portland Borough, Northampton County, PA
Executor: Troy D. Brodt c/o Vivian I. Zumas, Esquire, 742 Main Street, Bethlehem, PA 18018
Attorney: Vivian I. Zumas, Esquire, 742 Main Street, Bethlehem, PA 18018

COLLINS SANDRA J., dec'd.
Late of the Township of Washington, Northampton County, PA
Executor: John Wesley Davies, 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

COVELESKIE, MILDRED, dec'd.
Late of the Township of Palmer, Northampton County, PA
Executrix: Susan Coveleskie c/o Joseph F. Leeson, III, Esquire, 70 East Broad Street, P.O. Box 1426, Bethlehem, PA 18016-1426
Attorney: Joseph F. Leeson, III, Esquire, 70 East Broad Street, P.O. Box 1426, Bethlehem, PA 18016-1426

**DONNELLY, ELAINE B. a/k/a
ELAINE P. DONNELLY**, dec'd.
Late of Hellertown, Northampton County, PA
Executor: Steven N. Goudsouzian c/o Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045
Attorneys: Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045

FENSTERMAKER, WILSON R.,
dec'd.

Late of Township of Moore, Northampton County, PA
Executor: Leon R. Fenstermaker, 604 Monocacy Dr., Bath, PA 18014

Attorneys: Daniel G. Spengler, Esquire, Spengler Brown Law Offices, 110 East Main Street, Bath, PA 18014

GRANT, EVELINE M., dec'd.
Late of Pen Argyl, Northampton County, PA
Executrix: Shelley Eckstein, Santanasto Law, 210 E. Broad Street, Bethlehem, PA 18018

GRANT, RENEE M., dec'd.
Late of Pen Argyl, Northampton County, PA
Executrix: Shelley Eckstein, Santanasto Law, 210 E. Broad Street, Bethlehem, PA 18018

GULICK, LYNN E., dec'd.
Late of Bangor Township, Northampton County, PA
Executrix: Mary Sue Gulick, 5799 Del Haven Road, Bangor, PA 18013
Attorneys: Luke J. Sostarecz, Esq., Russo Law Offices, LLC, 633 Belvidere Road, Phillipsburg, NJ 08865

**HALLOCK, WILSEY LEWIS a/k/a
WESLEY HALLOCK**, dec'd.
Late of Moore Township, Northampton County, PA
Executrix: Kelly Sales, 4435 Fieldstone Dr., Nazareth, PA 18064

HOGAN, MARY ANN ELIZABETH,
dec'd.
Late of the Borough of Hellertown, Northampton County, PA
Administratrix: Maureen E. Hogan c/o Scott R. Steirer, Esquire, Pierce & Steirer, LLC, 124 Belvidere Street, Nazareth, PA 18064

Attorneys: Scott R. Steirer, Esquire, Pierce & Steirer, LLC, 124 Belvidere Street, Nazareth, PA 18064

HOLZINGER, GERALDINE PATRICIA, dec'd.

Late of the City of Bethlehem, Northampton County, PA
Co-Executrices: Jean Holzinger Somers, 2610 Ambassador Drive, Bethlehem, PA 18017 and Rebekah Joanna Holzinger, 401 Susquehanna Road, Huntingdon Valley, PA 19006

Attorney: Paul J. Harak, 1216 Linden Street, P.O. Box 1409, Bethlehem, PA 18016

JOHNSON, DONNA J., dec'd.

Late of Bethlehem Township, Northampton County, PA
Executors: John W. Weiss and/or Sandra L. Weiss c/o Daniel M. O'Donnell, Esquire, Maloney, Danyi & O'Donnell, 901 West Lehigh Street, Bethlehem, PA 18018

Attorneys: Daniel M. O'Donnell, Esquire, Maloney, Danyi & O'Donnell, 901 West Lehigh Street, Bethlehem, PA 18018

LAUBACH, CAROLANNE, dec'd.

Late of Northampton County, PA
Administrator: Brian F. Levine, Esquire, Levine Law, LLC, 22 E. Grant St., New Castle, PA 16101-2279

Attorneys: Brian F. Levine, Esquire, Levine Law, LLC, 22 E. Grant St., New Castle, PA 16101-2279

LYNCH, VIRGINIA, dec'd.

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

Executrix: Sandra Jean Biersack, 506 Collins Avenue, Mt. Bethel, PA 18343

Attorneys: Ronold J. Karasek, Esquire, Karasek Law Offices,

LLC, 641 Market Street, Bangor, PA 18013

MARSH, EDWARD ALAN, dec'd.

Late of the City of Easton, Northampton County, PA

Administratrix: Hazel Dolores Marsh 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

ROWLAND, BETTY M., dec'd.

Late of Danielsville, Northampton County, PA

Executor: Stephen Charles Rowland c/o Keith W. Strohl, Esquire, Steckel and Stopp, LLC, 125 S. Walnut Street, Suite 210, Slatington, PA 18080

Attorneys: Keith W. Strohl, Esquire, Steckel and Stopp, LLC, 125 S. Walnut Street, Suite 210, Slatington, PA 18080

STEIMER, ROCHELLE A., dec'd.

Late of Hanover Township, Northampton County, PA

Executrix: Susan R. Ace c/o Barbara Rush Renkert, Esquire, 2120 Northampton Street, Easton, PA 18042

Attorney: Barbara Rush Renkert, Esquire, 2120 Northampton Street, Easton, PA 18042

STRALO, MICHAEL STEVEN, dec'd.

Late of Bethlehem, Northampton County, PA

Executor: Tod Matthew Stralo, Santanasto Law, 210 E. Broad Street, Bethlehem, PA 18018

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

THIRD PUBLICATION

BEAL, MAYNARD S., dec'd.

Late of the Borough of Nazareth, Northampton County, PA

- Administrator: Matthew John Beal
Attorney: P. Christopher Cotturo, Esquire, 75 Bangor Junction Road, Bangor, PA 18013
- BROWN, FRANCIS**, dec'd.
Late of Upper Mount Bethel Township, Northampton County, PA
Executrix: Jean Marie Malachowski c/o Joseph T. Minguillon, Esq., 91 Larry Holmes Drive, Suite 200, Easton, PA 18042
Attorney: Joseph T. Minguillon, Esq., 91 Larry Holmes Drive, Suite 200, Easton, PA 18042
- CALAFIORE, PATRICK M.**, dec'd.
Late of the Township of Lower Mt. Bethel, Northampton County, PA
Executrix: Patrice Anne Dailey 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
- DECKER, THERESE**, dec'd.
Late of Bethlehem, Northampton County, PA
Executors: Valarie J. Schwarz and Jeffrey W. Cline c/o William P. Bried, Esq., William P. Bried, Esq., LLC, 1600 Hamilton Street, Allentown, PA 18102-4214
Attorney: William P. Bried, Esq., William P. Bried, Esq., LLC, 1600 Hamilton Street, Allentown, PA 18102-4214
- DEUERLING, TIMOTHY L.**, dec'd.
Late of Bethlehem, Northampton County, PA
Administratrix: Michelle Anne Deuerling
Attorneys: Gladys E. Wiles, Esquire, Snyder & Wiles, P.C., 742 Main Street, Bethlehem, PA 18018
- 7731 Main Street, Fogelsville, PA 18051
- ELINE, MARY ANN**, dec'd.
Late of 3500 Fairview Street, Bethlehem, Northampton County, PA
Personal Representative: Kimberly A. Brader c/o Robert B. Roth, Esquire, The Roth Law Firm, P.O. Box 4355, Allentown, PA 18105
Attorneys: Robert B. Roth, Esquire, The Roth Law Firm, P.O. Box 4355, Allentown, PA 18105
- FEHLEY, MARLENE ANN**, dec'd.
Late of the Township of Bethlehem, Northampton County, PA
Co-Executors: Richard Thomas Fehley and Melissa Ann Fehley (a/k/a Timothy James Fehley) c/o Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045
Attorneys: Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045
- FRITZ, STEPHANIE C.**, dec'd.
Late of the Township of Upper Nazareth, Northampton County, PA
Executor: Ricky L. Fritz 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
- GLAROS, GEORGE ZACHARIAS, a/k/a GEORGE Z. GLAROS**, dec'd.
Late of Bushkill Township, Northampton County, PA
Executrix: Denise G. Glaros c/o Vivian I. Zumas, Esquire, 742 Main Street, Bethlehem, PA 18018

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

HOFFMAN, ROBERT STEPHEN, dec'd.

Late of Walnutport, Northampton County, PA

Administratrix: Erika Ahner

Attorney: Arley L. Kemmerer, Esquire, 58 Broadway, Jim Thorpe, PA 18229

HOPKINS, JOSEPHINE EMILY, dec'd.

Late of the City of Easton, Northampton County, PA

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

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

JENS, CANDIDA F., dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executor: Karl Herman Jens, Jr. 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

LICHTY, LINDA KAY, dec'd.

Late of Bethlehem, Northampton County, PA

Executrix: Sarah Catherine Toth 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

MEYERS, CONRAD MICHAEL, dec'd.

Late of the Borough of Nazareth, Northampton County, PA

Administratrix: Melissa Noel Woodruff c/o Theodore R. Lewis, Esquire, Lewis and Walters, 46 S. 4th Street, Easton, PA 18042

Attorneys: Theodore R. Lewis, Esquire, Lewis and Walters, 46 S. 4th Street, Easton, PA 18042

ZITO, CARL A., dec'd.

Late of Stockertown Borough, Northampton County, PA

Executrix: Sharon I. Zito, 121 Center St., Stockertown, PA 18083

Attorney: Lindsey Hoelzle, Esquire, Hoelzle Law LLC, P.O. Box 98, Birchrunville, PA 19421

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on the 26th day of November, 2025, the Petition of Richard Apgar was filed in Northampton County Court of Common Pleas at No. C-48-CV-2025-11510, seeking to change the name of Petitioner from Richard Wayne Apgar to Alexandria Ján Leshko. The Court has fixed Friday, January 30, 2026 at 9:00 a.m., in Motion Court 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. 25

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

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on JANUARY 9, 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-2018-10317

(#4 JAN/2026)

DEUTSCHE BANK NATIONAL
TRUST COMPANY,
AS TRUSTEE, ET AL
vs
DOLORES 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, and known as Lot 14 on Plan of Morningside Subdivision as recorded in Plan Book 68 at page 24.

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 at page 078787. The said George Staretz departed this life on August 19, 2023, whereby title became vested solely in Dolores Staretz.

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

No. C-48-CV-2022-03171

(#5 JAN/2026)

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

CHRISTIAN PAULINO

Property Address: 227 North 8th
Street, Bangor, PA 18013

UPI/Tax Parcel Number:

D9SE4D/9/10B/0102

ALL THAT CERTAIN tract, parcel or piece of land, with improvements thereon, lying and being situate in Bangor Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested Christian Paulino by deed from John Hacker and Shelby Hacker, said deed recorded on March 27, 2020, in the Northampton County Recorder of Deeds office in Book 2020-1 at page 68138.

THEREON BEING ERECTED a two-story residential row home with brick exterior and shingle roof.

No. C-48-CV-2022-04236

(#19 JAN/2026)

HSBC BANK USA,
NATIONAL ASSOCIATION,
AS TRUSTEE, ET AL
vs

SCOTT D. WELLER, SR.

Property Address: 1386 Stewart
Street, Northampton, PA 18067

UPI/Tax Parcel Number:

M4NW1B/18/9/0522

ALL THAT CERTAIN tract of land, together with the frame dwelling thereon, located on the western side of Stewart Street in Northampton Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Scott D. Weller, Sr., by quit claim deed from Stephanie L. Kloiber, said deed recorded on March 2, 2020, in the Northampton County Recorder of Deeds office in Book 2020-1 at page 45967.

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

No. C-48-CV-2022-06149

(#16 JAN/2025)

BETHLEHEM AREA
SCHOOL DISTRICT

vs

STEVEN J., INC.

Property Address: 4011 Wilson Avenue, Bethlehem, PA 18020

UPI/Tax Parcel Number:

N7/15/7/0205

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

TITLE TO SAID PREMISES is vested in Steven J., Inc., by deed recorded on October 5, 1978, in the Northampton County Recorder of Deeds office in Book 589 at page 118.

THEREON BEING ERECTED four (4) two-story residential apartment buildings with combination vinyl siding / brick exteriors and shingle roofs; three (3) six-car garages; one (1) eleven-car garage; one (1) car shop building and two (2) barns.

No. C-48-CV-2022-08900

(#3 JAN/2026)

U.S. BANK TRUST NATIONAL ASSOCIATION, ET AL

vs

WEBSTER J. UZZLE, UNITED STATES OF AMERICA
DEPARTMENT OF JUSTICE

Property Address: 1819 Chianti Place, Easton, PA 18045

UPI/Tax Parcel Number:

N8/23/9/0205

ALL THAT CERTAIN piece, parcel or tract of land situate in Bethlehem Township, Northampton County, Pennsylvania, shown as Lot #49 on the "Lot Line Adjustment Plan, Lots #49 and #50 of the Vineyard at Wagner Farms, Phase 1" as recorded in Map Book 1998-5 at page 18.

TITLE TO SAID PREMISES is vested in Webster J. Uzzle by deed from Robert W. Lawlor and Stefanie M. Lawlor, husband and wife, said deed recorded on August 31, 2004,

in the Northampton County Recorder of Deeds office in Book 2004-1 at page 341390.

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

No. C-48-CV-2023-06437

(#2 JAN/2026)

US BANK TRUST NATIONAL ASSOCIATION, ET AL

vs

STANLEY DOUBLOSKY,
CHERYL L. DOUBLOSKY

Property Address: 601 Cherry Hill Road, Nazareth, PA 18064

UPI/Tax Parcel Number:

H6/22/3B/0406

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

TITLE TO SAID PREMISES is vested in Stanley Doublosky and Cheryl Doublosky by deed from Allen G. Tomko and Kay L. Tomko, said deed recorded on May 3, 2001, in the Northampton County Recorder of Deeds office in Book 2001-1 at page 076244.

THEREON BEING ERECTED a three-story colonial-style single residential dwelling with combination aluminum siding/brick exterior, shingle roof, detached two-car garage and barn.

No. C-48-CV-2024-02813

(#7 JAN/2026)

WELLS FARGO BANK, N.A.

vs

JOHN STOFKO,
MELINDA L. STOFKO,
a/k/a MELINDA STOFKO

Property Address: 1513 Shipman Street, Bethlehem, PA 18018

UPI/Tax Parcel Number:

N6SE1D/16/10/0204

ALL THAT CERTAIN messuage, tenement and lot or piece of ground, hereditaments and appurtenances, situate in Bethlehem City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in John Stofko and Melinda L. Stofko by deed from John W. Peters, Attorney-in Fact for Virginia L. Peters, said deed recorded on June 1, 1994, in the Northampton County Recorder of Deeds office in Book 1994-6 at page 031671.

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

**No. C-48-CV-2024-03111
(#8 JAN/2026)**

WELLS FARGO BANK, N.A.

vs

RAYMOND J. SMITH, JR.,
ADMINISTRATOR OF THE ESTATE
OF RAYMOND SMITH, SR.

Property Address: 1320 Fleming
Street, Bethlehem, PA 18017

UPI/Tax Parcel Number:
N7SW1D/4/1/0204

ALL THAT CERTAIN messuage or tenement and lot or piece of land, hereditaments and appurtenances, situate in Bethlehem City, Northampton County, Pennsylvania, and being Lots 7, 7A, 8 and 8A, Block 4900, on Plan of "Subdivision Layout for Section 2 of the property of the Zinzendorf Realty Corporation at Bethlehem, PA" as recorded in Map Book 9 at page 90.

TITLE TO SAID PREMISES is vested in Raymond J. Smith, Sr., and Cora L. Smith, as Tenants by the Entirety, by deed from Hector A. Castro, said deed recorded on July 6, 2004, in the Northampton County Recorder of Deeds office in Book 2004-1 at page 261473. The said Cora L. Smith departed this life on

June 2, 2020, whereby title became vested solely in Raymond J. Smith, Sr. And the said Raymond J. Smith, Sr., departed this life on January 21, 2022.

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

**No. C-48-CV-2024-03417
(#21 JAN/2026)**

NORTHAMPTON BOROUGH

vs

BRITTANY MOYER

Property Address: 439 East 9th
Street, Northampton, PA 18067

UPI/Tax Parcel Number:

M4NE1D/1/15/0522

ALL THAT CERTAIN messuage or tenement and lot or piece of land situate on the north side of East Ninth Street in the Third Ward of Northampton Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Brittany Moyer by deed from Kevin F. Kocher and Jessica D. Kocher, said deed recorded on September 21, 2022, in the Northampton County Recorder of Deeds office in Book 2022-1 at page 261473.

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

**No. C-48-CV-2024-08166
(#17 JAN/2026)**

BETHLEHEM AREA
SCHOOL DISTRICT

vs

WILLIAM K. ANTHONY

Property Address: 3951 Norfolk
Drive, Bethlehem, PA 18020

UPI/Tax Parcel Number:

N7NE3/4/15/0205

ALL THAT CERTAIN lot or piece of land lying and being in Bethlehem

Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in William K. Anthony and Linda R. Anthony by deed recorded on October 12, 1976, in the Northampton County Recorder of Deeds office in Book 554 at page 410. The said Linda R. Anthony departed this life on July 13, 2017, whereby title became vested solely in William K. Anthony.

THEREON BEING ERECTED a one-story ranch-style single residential dwelling with combination aluminum siding/brick exterior, shingle roof and attached one-car garage.

**No. C-48-CV-2024-08665
(#20 JAN/2026)**

LAKEVIEW LOAN SERVICING, LLC

vs

MICHAEL A. D. FREEMAN, II

Property Address: 828 Fernwood Street, Bethlehem, PA 18018

UPI/Tax Parcel Number:

P6NE2B/4/14/0204

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

TITLE TO SAID PREMISES is vested in Michael A. D. Freeman, II, by deed from Chad Licsko and Jennifer M. Crall-Licsko, husband and wife, said deed recorded on April 16, 2014, in the Northampton County Recorder of Deeds office in Book 2014-1 at page 059798.

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

**No. C-48-CV-2024-10242
(#12 JAN/2026)**

FULTON BANK, N.A., s/b/m TO LAFAYETTE AMBASSADOR BANK

vs

MARIA HATGES,
GEORGIA HATGES

Property Address: 2712 Queen Street, Easton, PA 18045

UPI/Tax Parcel Number:

L8NE4/4/37/0324

ALL THAT CERTAIN lot of ground situate in Palmer Township, Northampton County, Pennsylvania, and known as Lot #38 on the Plan of Madison Knolls, Section #2, said Map or plan recorded in Plan Book 13 at page 63.

TITLE TO SAID PREMISES is vested in Georgia Hatges by deed from Maria Hatges, said deed recorded on February 18, 2020, in the Northampton County Recorder of Deeds office in Book 2020-1 at page 34497.

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

**No. C-48-CV-2024-11956
(#11 JAN/2026)**

VERTEK CONSTRUCTION
MANAGEMENT, LLC

vs

NEW DEMI ROAD, LLC

Property Address: North Delaware Drive, Mount Bethel, PA 18343

UPI/Tax Parcel Number:

C11/26/11/0131

ALL THAT CERTAIN lot or piece of land situated in Upper Mount Bethel Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in New Demi Road, LLC, by deed from River Pointe Logistics Center, LLC, said deed recorded on September 9, 2020, in the Northampton County Recorder of Deeds office in Book 2020-1 at page 217999.

THEREON BEING partially unimproved land.

No. C-48-CV-2025-02802**(#10 JAN/2026)**

U.S. BANK TRUST COMPANY,
NATIONAL ASSOCIATION,
AS TRUSTEE, ET AL
vs
FELIX L. MELENDEZ,
JAHAIRA MELENDEZ

Property Address: 2232
Covington Avenue, Bethlehem, PA
18017

UPI/Tax Parcel Number:

N7NW4A/11/9/0204

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

TITLE TO SAID PREMISES is
vested in Felix L. Melendez and
Jahaira Melendez by deed from Paul
Zullo, said deed recorded on July 27,
2004, in the Northampton County
Recorder of Deeds office in Book
2004-1 at page 291198.

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

No. C-48-CV-2025-03923**(#9 JAN/2026)**

LAKEVIEW LOAN SERVICING, LLC
vs
OMAR L. CARLISLE

Property Address: 368 West
Grant Street, Easton, PA 18042

UPI/Tax Parcel Number:

M9NE2A/21/2A/0310

ALL THAT CERTAIN eastern
one-half of a double frame dwelling
situate on the south side of West
Grant Street in Easton City,
Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is
vested in Omar L. Carlisle, single
man, by deed from Melissa Keller,
f/k/a Melissa Johnson, and Joshua
A. Keller, said deed recorded on

February 18, 2021, in the Northampton
County Recorder of Deeds office
in Book 2021-1 at page 054855.

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

No. C-48-CV-2025-04267**(#6 JAN/2026)**

NEWREZ, LLC, d/b/a SHELLPOINT
MORTGAGE SERVICING
vs
JESSE RASMUSSEN

Property Address: 12 Stewart
Street, Bangor, PA 18013

UPI/Tax Parcel Number:

D10SW4A/1/1/0109

ALL THAT CERTAIN lot, messuage,
tract or piece of land lying and being
in East Bangor Borough, Northampton
County, Pennsylvania.

TITLE TO SAID PREMISES is
vested in Jesse Rasmussen by deed
from Bruce C. Dietz, as Plenary
Guardian of the Estate of George W.
Dietz, said deed recorded on June 23,
2010, in the Northampton County
Recorder of Deeds office in Book
2010-1 at page 121216.

THEREON BEING ERECTED a
one-and-one-half-story ranch-style
single residential dwelling with
cement/masonry exterior, shingle
roof and attached one-car garage.

No. C-48-CV-2025-07113**(#13 JAN/2026)**

CARRINGTON MORTGAGE
SERVICES, LLC

vs

ADELE M. LUKACHEK,
CO-EXECUTRIX OF THE ESTATE
OF JOHN V. TREMBLER,
DECEASED, JEFFREY PAUL
TREMBLER, CO-EXECUTOR OF
THE ESTATE OF JOHN V.
TREMBLER, DECEASED

Property Address: 4543 First
Terrace, Bangor, PA 18013

UPI/Tax Parcel Number:

H11NW4/2/16/0317

ALL THAT CERTAIN messuage or tenement and lot or piece of land situate in Lower Mount Bethel Township, Northampton County, Pennsylvania, and being Lot No. 4 on a Plan of Lots of J. L. Stackhouse.

TITLE TO SAID PREMISES is vested in John V. Trembler, Jr., by deed from Robert A. Walsh and Kathy L. Walsh, said deed recorded on July 19, 1994, in the Northampton County Recorder of Deeds office in Book 1994-6 at page 53065. The said John V. Trembler, Jr., departed this life on or about November 20, 2024.

THEREON BEING ERECTED a two-story Cape Cod-style single residential dwelling with vinyl siding, shingle roof and detached 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

Dec. 18, 25, Jan. 1

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