

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**BOGAR, PATRICIA A.,** dec'd.

Late of Hellertown Borough, Northampton County, PA
Executors: Patricia A. Sinnott and Joseph J. Kostelnick, III c/o Jeffrey P. Ouellet, Esquire, Appel Yost & Zee LLP, 33 North Duke Street, Lancaster, PA 17602
Attorneys: Jeffrey P. Ouellet, Esquire, Appel Yost & Zee LLP, 33 North Duke Street, Lancaster, PA 17602

BOYER, ESTELLE MARCON, dec'd.

Late of Lower Saucon Township, Northampton County, PA
Co-Executors: Frank D. Boyer and Eleanor B. Harbaugh 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

BROWN, SANDRA A., dec'd.

Late of the Township of Palmer, Northampton County, PA
Administrator: John Thomas Brown c/o Beth A. Knickerbocker, Esquire, 601 Stones Crossing, Suite A5, Easton, PA 18045
Attorney: Beth A. Knickerbocker, Esquire, 601 Stones Crossing, Suite A5, Easton, PA 18045

BURKE, JOANN G., dec'd.

Late of Nazareth, Northampton County, PA
Executor: Andrew S. Burke c/o William E. Hutcheson, III, Esquire, 91 Larry Holmes Drive, Suite 200, Easton, PA 18042
Attorney: William E. Hutcheson, III, Esquire, 91 Larry Holmes Drive, Suite 200, Easton, PA 18042

CLIFF, EMELINE W., dec'd.

Late of the City of Bethlehem, Northampton County, PA
Executrix: Mary Karen Cliff 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

GLASS, EVA M., dec'd.

Late of the Borough of Nazareth, Northampton County, PA
Executor: Dieter Konrad Glass 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

GRANT, EVELINE M., dec'd.

Late of the City of Pen Argyl,
Northampton County, PA
Executrix: Shelley Eckstein, 6
Chevy Chase Rd., Huntington,
NY 11743

GRANT, RENEE M., dec'd.

Late of the City of Pen Argyl,
Northampton County, PA
Executrix: Shelley Eckstein, 6
Chevy Chase Rd., Huntington,
NY 11743

HELM, JOYCE M., dec'd.

Late of the Township of Palmer,
Northampton County, PA
Executrix: Vicki L. Gruppo 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

JOHNSON, BRUCE E., dec'd.

Late of Lower Nazareth Township,
Northampton County, PA
Executrix: Sally A. Johnson c/o
Aman M. Barber, III, Esquire,
Fiore & Barber, LLC, 418 Main
St., Suite 100, Harleysville, PA
19438
Attorneys: Aman M. Barber, III,
Esquire, Fiore & Barber, LLC,
418 Main St., Suite 100, Harleys-
ville, PA 19438

JONES, DONALD M., dec'd.

Late of the Township of
Washington, Northampton
County, PA
Executor: Alan B. McFall
Attorneys: Jason McFall,
Esquire, McFall Law, LLC, 31
West First Street, Suite J, Wind
Gap, PA 18091

KNELLER, RUTH N., dec'd.

Late of Bethlehem, Northampton
County, PA
Executrix: Donna Lee Kneller
Althouse c/o Kristin M. Harvey,
Esquire, Knafo Law Offices, LLC,
2740 Nazareth Rd., Easton, PA
18045
Attorneys: Kristin M. Harvey,
Esquire, Knafo Law Offices, LLC,
2740 Nazareth Rd., Easton, PA
18045

MAZUR, RONALD EDWARD,
dec'd.

Late of Upper Mt. Bethel Twp.,
Northampton County, PA
Executrix: Christine Mazur c/o
James G. Murphy, Esquire,
Murphy & Murphy, P.C., P.O.
Box 97, Pen Argyl, PA 18072
Attorneys: James G. Murphy,
Esquire, Murphy & Murphy,
P.C., P.O. Box 97, Pen Argyl, PA
18072

MILLER, DARLENE S., dec'd.

Late of the City of Bethlehem,
Northampton County, PA
Executrix: Bethann Jean Hiester,
5292 Talbot Blvd., Cocoa, FL
32926
Attorney: Paul J. Harak, Esquire,
1216 Linden Street, P.O. Box
1409, Bethlehem, PA 18016

MILLER, ROBERT K., JR., dec'd.

Late of Bethlehem, Northampton
County, PA
Executrix: Stephanie Ann
Speshok 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

MOSER, RICHARD H., SR., dec'd.
 Late of Lehigh Township, Northampton County, PA
 Executor: Richard H. Moser, Jr. c/o Jeffrey F. Hussar, Esquire, 946 Third Street, Whitehall, PA 18052
 Attorney: Jeffrey F. Hussar, Esquire, 946 Third Street, Whitehall, PA 18052

SCHOEPPNER, IRMA, dec'd.
 Late of the City of Easton, Northampton County, PA
 Trustees: Gabrielle Schoeppner and Eric Schoeppner 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

STASNY, DANIEL, JR., dec'd.
 Late of Lower Saucon Township, Northampton County, PA
 Executrix: Deborah S. Arnold
 Attorney: David M. Backenstoe, Esquire, 148 Main Street, Hellertown, PA 18055

YEAGER, CHRISTOPHER S., dec'd.
 Late of the Township of Lower Mt. Bethel, Northampton County, PA
 Executrix: Susanne M. Yeager 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

YETTER, TERRY R., dec'd.
 Late of Roseto, Northampton County, PA
 Personal Representative: Michael James Yetter c/o Matthew T. Tranter, Esquire, One West Broad Street, Suite 700, Bethlehem, PA 18018
 Attorney: Matthew T. Tranter, Esquire, One West Broad Street, Suite 700, Bethlehem, PA 18018

SECOND PUBLICATION

CONLY, GEORGE J., III, dec'd.
 Late of Lower Saucon Twp., Northampton County, PA
 Executor: Leonard Richards Conly c/o Edward H. Butz, Esquire, Lesavoy Butz & Seitz, 1620 Pond Rd., #200, Allentown, PA 18104
 Attorneys: Edward H. Butz, Esquire, Lesavoy Butz & Seitz, 1620 Pond Rd., #200, Allentown, PA 18104

FISHER, INGER P., dec'd.
 Late of the City of Bethlehem, Northampton County, PA
 Executor: Kevin Frank Danyi c/o Danyi Law, P.C., 133 East Broad Street, Bethlehem, PA 18018
 Attorneys: Danyi Law, P.C., 133 East Broad Street, Bethlehem, PA 18018

JOHNSON, HARRY J., JR., dec'd.
 Late of Nazareth, Northampton County, PA
 Executor: Harry James Johnson
 Attorneys: Santanasto Law, 210 E. Broad Street, Bethlehem, PA 18018

MEDELLIN, DORIS MAE, dec'd.
 Late of the City of Easton, Northampton County, PA
 Executor: Kenneth Medellin c/o Theresa Hogan, Esquire, 340 Spring Garden Street, Easton, PA 18042

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

ROCHE, MICHAEL J., dec'd.

Late of the City of Easton, Northampton County, PA

Executor: Michael Christopher Roche c/o Karl F. Longenbach, Esquire, 425 West Broad St., Bethlehem, PA 18018-5528

Attorney: Karl F. Longenbach, Esquire, 425 West Broad St., Bethlehem, PA 18018-5528

RUOFF, VIRGINIA L., dec'd.

Late of Palmer Township, Northampton County, PA

Gordon L. Ruoff and Virginia L. Ruoff Revocable Living Trust dated May 14, 1999, as amended
Settlors: Gordon L. Ruoff and Virginia L. Ruoff

Successor Trustee: Steven G. Ruoff

Attorney: William J. Fries, Esquire, The Atrium, Suite 106, Allentown, PA 18104

SMITH, RICHARD S., dec'd.

Late of Lower Mount Bethel Twp., Northampton County, PA
Executrix: Linda Kay Smith c/o John N. Schaeffer, Esquire, Eastburn and Gray, P.C., 60 E. Court St., P.O. Box 1389, Doylestown, PA 18901

Attorneys: John N. Schaeffer, Esquire, Eastburn and Gray, P.C., 60 E. Court St., P.O. Box 1389, Doylestown, PA 18901

WAXMONSKY, THEODORE L., dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Co-Executors: Michael Curtis Waxmonsky and Nicholas Erik

Waxmonsky c/o Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045

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

YOCUM, MARLENE Z. MCGREGOR, dec'd.

Late of Northampton, Northampton County, PA

Administratrix: Cathy Lynne Bailey c/o Kristin M. Harvey, Esquire, Knafo Law Offices, LLC, 2740 Nazareth Rd., Easton, PA 18045

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

THIRD PUBLICATION

BELLIS, ELAINE L., dec'd.

Late of the Township of Moore, Northampton County, PA

Executor: Edgar W. Bellis, III 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

DUTTER, DEBORAH DARLENE, dec'd.

Late of Bethlehem Township, Northampton County, PA

Administrator: George Vogt, III, 3425 Bringle Ferry Road, Salisbury, NC 28146

Attorney: Gary Neil Asteak, Esquire, 726 Walnut Street, Easton, PA 18042

GENOVESE, BETTY LOU, dec'd.

Late of the Borough of Northampton, Northampton County, PA

Executor: Todd M. Genovese,
6806 W. 84th Way, Apt. 1,
Arvada, CO 80003

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

GONZALEZ, PETER, JR., dec'd.

Late of Northampton County, PA
Executrix: Jayne Gonzalez Lenzo
c/o Ralph J. Bellafatto, Esquire,
4480 William Penn Highway,
Easton, PA 18045

Attorney: Ralph J. Bellafatto,
Esquire, 4480 William Penn
Highway, Easton, PA 18045

JAMIOLKOWSKI, JOHN J., dec'd.

Late of the Borough of Nazareth,
Northampton County, PA

Executrix: Beatrice M. Brown
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

KRAMER-FELTHAM, ARLENE A.,
dec'd.

Late of the Borough of Nazareth,
Northampton County, PA

Executor: Ira Jeffrey Kramer c/o
Dionysios C. Pappas, Esquire,
Vasiliadis Pappas Associates,
LLC, 2551 Baglyos Circle, Suite
A-14, Bethlehem, PA 18020

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

KRAMM, MALVINA J., dec'd.

Late of Bethlehem, Northampton
County, PA

Executor: Denis R. Fye a/k/a
Denis Richard Fye c/o Michael
E. Riskin, Esquire, 18 E. Market
Street, Bethlehem, PA 18018

Attorney: Michael E. Riskin,
Esquire, 18 E. Market Street,
Bethlehem, PA 18018

KROMER, DOROTHEA J., dec'd.

Late of the Borough of
Northampton, Northampton
County, PA

Executrix: Barbara A. Szerensits
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

MERRING, ELIZABETH, dec'd.

Late of the Township of Forks,
Northampton County, PA

Co-Executors: Susan K. Sinko
and Thomas Michael Merring
c/o Theresa Hogan, Esquire, 340
Spring Garden Street, Easton,
PA 18042 Attorney: Theresa
Hogan, Esquire, 340 Spring
Garden Street, Easton, PA 18042

MISSIMER, JANE A., dec'd.

Late of the City of Bethlehem,
Northampton County, PA

Executors: Samuel L. Missimer,
176 Upper Ferry Road, Ewing,
NJ 08628 and John Robert
Missimer, 5208 Fairlake Lane,
Glen Allen, VA 23060

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

MITTL, ELIZABETH T., dec'd.

Late of Northampton Borough,
Northampton County, PA

Executor: William Edward Harder c/o Joshua D. Shulman, Esquire, Shulman Law Office PC, 1935 Center Street, Northampton, PA 18067
Attorneys: Joshua D. Shulman, Esquire, Shulman Law Office PC, 1935 Center Street, Northampton, PA 18067

RAPP, DENNIS ARTHUR a/k/a DENNIS A. RAPP a/k/a DENNIS RAPP, dec'd.

Late of the Township of Lehigh, Northampton County, PA
Executrix: Theresa Jean Rapp, 4658 Steven Lane, Walnutport, PA 18088
Attorneys: Jason M. Rapa, Esquire, Rapa Law Office, P.C., 141 South First Street, Lehigh, PA 18235

SHELLY, EDWARD A., dec'd.

Late of Walnutport, Northampton County, PA
Executors: Kristen Day Molter and Benjamin John Shelly c/o Gladys E. Wiles, Esquire, Snyder & Wiles, P.C., 7731 Main Street, Fogelsville, PA 18051
Attorneys: Gladys E. Wiles, Esquire, Snyder & Wiles, P.C., 7731 Main Street, Fogelsville, PA 18051

STRAUB, ROBERT GEORGE, dec'd.

Late of Bethlehem Township, Northampton County, PA
Executrix: Suzanne Elizabeth Bowers 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

TANZOSH, WILLIAM J., dec'd.

Late of the Township of Upper Nazareth, Northampton County, PA
Executrix: Gayle Elizabeth Kadluba/k/a Gayle E. Trenberth 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

TOOMA, GEORGE E., dec'd.

Late of Northampton County, PA
Administratrix: Janet E. Tooma c/o Ralph J. Bellafatto, Esquire, 4480 William Penn Highway, Easton, PA 18045
Attorney: Ralph J. Bellafatto, Esquire, 4480 William Penn Highway, Easton, PA 18045

IN THE NORTHAMPTON COUNTY COURT OF COMMON PLEAS ORPHANS' COURT DIVISION

NOTICE IS HEREBY GIVEN that the following accounts in decedents' estates, have been filed in the Office of the Orphans' Court of Northampton County, and that the same will be called for Confirmation on DECEMBER 21, 2023 at 9 A.M., IN COURTROOM #10, at which time the Courts will hear exceptions, and make distribution of the balances ascertained to be in the hands of accountants.

*Estate of SAMUEL C. LOSAGIO, JR.; Nancy Gano Gottwald-Losagio, Executrix

*Estate of DORIS ELAINE YIASKI; Joseph John Yiaski, III, Executor

Patricia Manento
Acting Register of Wills & Clerk of Orphans' Court

Dec. 7, 14

NOTICE OF INCORPORATION

NOTICE IS HEREBY GIVEN that a corporation is to be or has been incorporated under the Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.

The name of the proposed corporation is:

BIECHY BINS INC.

and has been delivered to the Secretary of State for filing. The initial registered office of the corporation is located at: 475 Nolf Rd., Northampton Co., Nazareth, PA 18064.

Dec. 14

**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:

**FAUST HEATING, COOLING
& ELECTRIC**

with its principal place of business at: 2186 Community Drive, Bath, PA 18014.

The name and address of the entity owning or interested in said business are: Faust Heating & A/C Co., Inc., 2186 Community Drive, Bath, PA 18014.

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

Dec. 14

NOTICE OF DISSOLUTION

To: all creditors of T & E Rentals, LLC

NOTICE IS HEREBY GIVEN that the Directors/Shareholders of **T & E Rentals, LLC**, a Pennsylvania limited liability company, with an address of 1039 North New Street, Bethlehem, PA 18018, have approved a proposal that the corporation voluntarily dissolve, and that the Members are now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1977 of the Pennsylvania Business Corporation Law of 1988, as amended.

DENNIS E. BENNER, ESQUIRE
BENNER & TROVATO

City Line Plaza
2005 City Line Road
Suite 106
Bethlehem, PA 18017
(610) 867-3900

Dec. 14

**IN THE COURT OF COMMON
PLEAS OF NORTHAMPTON
COUNTY, PENNSYLVANIA
CIVIL DIVISION**

FIRST COMMONWEALTH
FEDERAL CREDIT UNION

Plaintiff

v.

DAVID RICHARD DYSON

Defendant

NO. C48-CV-2023-2050

NOTICE

TAKE NOTICE THAT First Commonwealth Federal Credit Union has filed a Complaint in the aforesaid Court at the above docket number seeking damages as a result of an unpaid automobile loan.

If you wish to defend, you must take action within twenty (20) days, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed

without you and a judgment may be entered against you by the court without further notice for any money claimed in the pleading or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

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 18043-4733
Telephone: (610) 258-6333

MICHAEL R. NESFEDER,
ESQUIRE
I.D. No. 49563
FITZPATRICK LENTZ &
BUBBA, P.C.

Attorneys for Plaintiff
645 W. Hamilton Street
Suite 800
Allentown, PA 18101

Dec. 14

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

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on JANUARY 5, 2024, 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-2013-03022

WELLS FARGO BANK,
NATIONAL ASSOCIATION, AS
TRUSTEE ET AL.

vs.

ANTRON FLOWERS,
UNITED STATES OF AMERICA

Property Address:

2915 Whitewood Road, Bethlehem,
PA 18017

UPI/Tax Parcel Number:

N6NW1/1/2/0214

ALL THAT CERTAIN lot or parcel of ground situate in Hanover Township, Northampton County, Pennsylvania, bounded and described according to a survey made by Allen G. Zoll and Charles D. Remaly, Registered Surveyors, on April 10, 1954.

TITLE TO SAID PREMISES is vested in Antron Flowers, unmarried, by deed from Audrey L. George, widow, said deed recorded July 3, 2002, in the Northampton County Recorder of Deeds Office in Book 2002-1 at page 173017.

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

No. C-48-CV-2016-02293

JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION

vs.

NORRIS B. BENNING

Property Address:

3796 Stevens Court, Bangor, PA
18013

UPI/Tax Parcel Number:

F10/5/14B-6/0117

ALL THAT CERTAIN lot, piece or parcel of land situate in Lower Mount Bethel Township, Northampton County, Pennsylvania, shown as Lot No. 7 of Wil-or-El Subdivision according to Drawing 87D1810 as prepared by Joseph E. Policelli, Professional Land Surveyor.

TITLE TO SAID PREMISES is vested in Norris B. Benning, unmarried, by deed from Federal National Mortgage Association, said deed recorded on August 30, 2012, in the Northampton County Recorder of Deeds Office in Book 2012-1 at page 205765.

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

No. C-48-CV-2018-00844

U.S. BANK TRUST NATIONAL ASSOCIATION ET AL.

vs.

DEIDRE S. PATTERSON a/k/a
DEIDRE L. SHAFFER a/k/a
DEIDRE SHAFFER, AS
EXECUTRIX AND DEVISEE OF
THE ESTATE OF
WILMER J. SHAFFER

Property Address:

925 Vernon Street, Bethlehem, PA
18015

UPI/Tax Parcel Number:

P6SW3B/22/2/0204

ALL THOSE THREE CERTAIN messuages, tenements and lots or pieces of ground, with the buildings and improvements thereon erected, situate in Bethlehem City, Northampton County, Pennsylvania.

THEREON BEING ERECTED a detached one-car garage.

Property Address:

927 Vernon Street, Bethlehem, PA
18015

UPI/Tax Parcel Number:

P6SW3B/22/1/0204

TITLE TO BOTH PARCELS (Lots 2 and 1) is vested in Deidre S. Patterson a/k/a Deidre L. Shaffer, by deed from Deidre S. Patterson, Executrix under the Last Will and Testament of Wilmer S. Shaffer a/k/a Wilmer Shaffer, deceased, said deed recorded on November 18, 2016, in the Northampton County Recorder of Deeds Office in Book 2016-1 at page 251610.

THEREON BEING ERECTED one half of a split-level single residential dwelling with vinyl siding and stucco exterior, shingle roof and above-ground pool.

Property Address:

Vernon Street, Bethlehem, PA
18015

UPI/Tax Parcel Number:

P6SW3B/22/8/0204

TITLE TO SAID PARCEL (Lot 8) is vested in Deidre S. Patterson a/k/a Deidre L. Shaffer, by deed from Deidre S. Patterson, Executrix under the Last Will and Testament of Wilmer S. Shaffer a/k/a Wilmer Shaffer, deceased, said deed recorded on November 18, 2016, in the Northampton County Recorder of Deeds Office in Book 2016-1 at page 251603.

THEREON BEING ERECTED one half of a split-level single residential dwelling with vinyl siding and stucco exterior, shingle roof and above-ground pool.

No. C-48-CV-2022-02270

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/13/23/0102

ALL THAT CERTAIN lot, parcel or piece of land situate on the east side of Sixth Street in Bangor Borough, Northampton County, Pennsylvania, as shown by Plan or Plot of Lots of John Lobb.

TITLE TO SAID PREMISES is vested in Ryan T. Ainge and Paula A. Rivera-Ainge, husband and wife, by deed from Jeffrey S. Duyssen and Bethann L. Duyssen, husband and wife, said deed recorded on January 14, 2020, in the Northampton County Recorder of Deeds Office in Book 2020-1 at page 009683.

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

No. C-48-CV-2022-02384

LAKEVIEW LOAN SERVICING, LLC
vs.

TERRENCE BILLMAN, GAIL KING

Property Address:

21 Edie Lane, Easton, PA 18045

UPI/Tax Parcel Number:

M8SE2/18/26/0324

ALL THAT CERTAIN lot or piece of ground situate in Palmer Township, Northampton County, Pennsylvania, being known as Lot No. 112 as shown on the plan of "Wilden Acres", said plan being recorded in Map Book 12 at page 53.

TITLE TO SAID PREMISES is vested in Gail King and Terrence Billman by deed from Kimberly Kunsman, said deed recorded on April 12, 2016, in the Northampton County Recorder of Deeds Office in Book 2016-1 at page 067170.

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

No. C-48-CV-2022-03237

LAKEVIEW LOAN SERVICING, LLC
vs.

UNKNOWN HEIRS OF

JONATHAN ELLIOTT, SR. a/k/a

JONATHAN A. ELLIOTT, SR.,

JONATHAN THOMAS ELLIOTT,

HEIR OF JONATHAN ELLIOTT, SR.

a/k/a JONATHAN A. ELLIOTT, SR.,

DECEASED, STACEY RYAN a/k/a

STACEY ELLIOTT, HEIR OF

JONATHAN ELLIOTT, SR. a/k/a

JONATHAN A. ELLIOTT, SR.,

DECEASED

Property Address:

1516 Crest Park Court, Bethlehem,
PA 18015

UPI/Tax Parcel Number:

P7/16/12-13/0204

ALL THAT CERTAIN Unit No. 23 in the property known, named and identified in the Declaration referred to as "Park View Commons, a Condominium", located in Bethlehem City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Jonathan A. Elliott, Sr., a single man, by deed from Thomas L. Elliott, Jr., and Mary C. Elliott, husband and wife, said deed recorded on June 5, 2018, in the Northampton County Recorder of Deeds Office in Book 2018-1 at page 114260. The said Jonathan A. Elliott, Sr., died on January 29, 2020.

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

No. C-48-CV-2022-05584

U.S. BANK TRUST NATIONAL
ASSOCIATION ET AL.

vs.

FRANCISCO VELEZ, JR.

Property Address:

665 Hayes Street, Bethlehem, PA
18015

UPI/Tax Parcel Number:

P6SE2D/16/1/0204

ALL THAT CERTAIN lot or piece of ground, with the buildings erected thereon, situated on the east side of Hayes Street in Bethlehem City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Francisco Velez, Jr., by deed from Alan A. Kulick, said deed recorded on February 6, 2007, in the Northampton County Recorder of Deeds Office in Book 2007-1 at page 051564.

THEREON BEING ERECTED a three-story colonial-style single residential dwelling with stone and vinyl exterior and slate roof.

No. C-48-CV-2022-06056

NEWREZ, LLC d/b/a SHELLPOINT
MORTGAGE SERVICING

vs.

MICHAEL McNAIR,
ANGELA TONDI

Property Address:

2520 Swanson Street, Easton, PA
18045

UPI/Tax Parcel Number:

L8NE3/3/22/0324

ALL THAT CERTAIN piece, parcel or tract of land situate in Palmer Township, Northampton County, Pennsylvania, known as Lot 10 of Cheverly Hills as recorded in Map Book 87 at page 87.

TITLE TO SAID PREMISES is vested in Michael McNair and Angela Tondi by deed from Mary Woerner, said deed recorded on October 3, 2018, in the Northampton County Recorder of Deeds Office in Book 2018-1 at page 213020.

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

No. C-48-CV-2022-07773

WELLS FARGO BANK NA

vs.

PHILLIP P. KASEBIER

Property Address:

117 Garibaldi Avenue, Roseto, PA
18013

UPI/Tax Parcel Number:

D9SE4B/1/17/0128

ALL THAT CERTAIN dwelling house and lot or piece of ground situate in Roseto Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Phillip P. Kasebier by deed from Phillip P. Kasebier and Julie H. Kasebier, said deed recorded on July 24, 2009, in the Northampton County Recorder of Deeds Office in Book 2009-1 at page 190842.

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

No. C-48-CV-2022-07774

AMERIHOMEMORTGAGE
COMPANY, LLC

vs.

SCOTT E. HACKER

Property Address:

1460 Washington Avenue,
Northampton, PA 18067

UPI/Tax Parcel Number:

M4NW2A/2/2/0522

ALL THAT CERTAIN messuage or tenement and parcel or piece of land situate in the Second Ward of Northampton Borough, Northampton County, Pennsylvania, and designated as the northern half of Lot No. 97 on the John Smith Plan of Town Lots.

TITLE TO SAID PREMISES is vested in Scott E. Hacker by deed from James T. Kucharik and Karen P. Kucharik, said deed recorded on October 14, 2021, in the Northampton County Recorder of Deeds Office in Book 2021-1 at page 368644.

THEREON BEING ERECTED a two-story half-double residential dwelling with vinyl siding and asbestos shingles exterior and shingle roof.

No. C-48-CV-2023-00728

US BANK TRUST NATIONAL
ASSOCIATION ET AL.

vs.

LINDA M. BRENNAN

Property Address:

4131 Walter Road, Bethlehem, PA
18020

UPI/Tax Parcel Number:

M7/17/12-51/0205

ALL THAT CERTAIN tract or parcel of land situate in Bethlehem Township, Northampton County, Pennsylvania, being Lot 51 as shown on a Plan of Subdivision entitled "The Towns of Highland Park, Phase II & III", said plan dated March 21, 2003, revised June 25, 2003, and prepared by Cowan Associates, Inc., Quakertown, PA.

TITLE TO SAID PREMISES is vested in Linda M. Brennan by deed from The Towns at Highland Park, Limited Partnership, said deed recorded on May 19, 2006, in the Northampton County Recorder of Deeds Office in Book 2006-1 at page 201723.

THEREON BEING ERECTED a two-story residential row home with stone exterior and aluminum siding, shingle roof and attached one-car garage.

No. C-48-CV-2023-01547

PENNYMAC LOAN SERVICES, LLC

vs.

BRANDON KEVIN LATIMER

Property Address:

717 Mauch Chunk Street, Easton,
PA 18042

UPI/Tax Parcel Number:

L9SE4D/20/29/0310

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in Easton City, Northampton County, Pennsylvania, bounded and described according to a survey and plan "Canal Park Southside Neighborhood Development Tract 102", dated 06/05/1987 and last revised 08/10/1988, made by Hanover Engineering Associates, Inc., of Bethlehem, Pennsylvania, and recorded in Map Book 88 at page 425.

TITLE TO SAID PREMISES is vested in Brandon Kevin Latimer by deed from Michael A. Spohn and Jan M. Spohn, said deed recorded on June 10, 2015, in the Northampton County Recorder of Deeds Office in Book 2015-1 at page 104230.

THEREON BEING ERECTED a colonial-style residential row home with vinyl siding and slate roof.

No. C-48-CV-2023-01852

NEWREZ, LLC d/b/a SHELLPOINT
MORTGAGE SERVICING

vs.

RONALD J. PELIZOTO

Property Address:

207 Sleepy Hollow Road, Bath, PA
18014

UPI/Tax Parcel Number:

K6/5/14/0503

ALL THAT CERTAIN message or tenement and parcel or piece of land situate in Bath Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Ronald J. Pelizoto, single, by deed from Jerome Pritko, married, said deed recorded on August 31, 1992, in the Northampton County Recorder of Deeds Office in Book 873 at page 1.

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

No. C-48-CV-2023-03046

MIDFIRST BANK

vs.

NANCY A. MONTROM,
STANLEY C. MONTROM**Property Address:**752 Williams Avenue, Walnutport,
PA 18088**UPI/Tax Parcel Number:**

J2SW4B/6/23A-7/1033

ALL THAT CERTAIN message, tenement and lot or tract of ground located in Walnutport Borough, Northampton County, Pennsylvania, and known as Lot 4, Phase II of the Final Minor Subdivision of B Supply, Inc., as recorded in Plan Book 89 at page 202.

TITLE TO SAID PREMISES is vested in Stanley C. Montrom and Nancy A. Montrom, husband and wife, by deed from Vincent J. Sarnicky, Jr., single, said deed recorded on November 5, 2003, in the Northampton County Recorder of Deeds Office in Book 2003-1 at page 464112.

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

No. C-48-CV-2023-03301

CF FUND II, LLC

vs.

MICHAEL J. KLITCHKO, UNITED
STATES OF AMERICA**Property Address:**1818 Chardonay Drive, Easton,
PA 18045**UPI/Tax Parcel Number:**

N8/23/6/0205

ALL THAT CERTAIN piece, parcel or tract of land situate in Bethlehem Township, Northampton County, Pennsylvania, shown as Lot 59 on the Final Subdivision Plan of Phase I of The Vineyard at Wagner Farms, said plan recorded in Map Book 1995-5 at page 263.

TITLE TO SAID PREMISES is vested in Michael J. Klitchko by deed from Robert J. Marchetti and M. Therese Marchetti a/k/a Mary Therese Marchetti, husband and wife, said deed recorded on June 3, 2020, in the Northampton County Recorder of Deeds Office in Book 2020-1 at page 120695.

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

No. C-48-CV-2023-03350

CF FUND II, LLC

vs.

MICHAEL KLITCHKO

Property Address:2840 Jacksonville Road,
Bethlehem, PA 18017**UPI/Tax Parcel Number:**

N6NW1/4/3A/0214

ALL THAT CERTAIN tract or parcel of land situate along the easterly side of Jacksonville Road in Hanover Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Michael Klitchko by deed from Ruben Rodriguez and Elibed Rodriguez, husband and wife, said deed recorded on October 21, 2021, in the Northampton County Recorder of Deeds Office in Book 2021-1 at page 380544.

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

No. C-48-CV-2023-03351

CF FUND II, LLC

vs.

MICHAEL KLITCHKO

Property Address:254 Sleepy Hollow Road, Bath, PA
18014

UPI/Tax Parcel Number:

K6/5/19/0503

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

TITLE TO SAID PREMISES is vested in Michael Klitchko by deed from Jose Custodio and Michael Klitchko, said deed recorded on March 11, 2021, in the Northampton County Recorder of Deeds Office in Book 2021-1 at page 090430.

THEREON BEING ERECTED a bi-level single residential dwelling with plywood (unfinished) exterior, shingle roof and attached two-car garage.

ALL THAT CERTAIN messuage, tenement and lot or piece of land situate on the south side of Saint Joseph Street in Easton City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Carey L. Snyder and Melissa A. Snyder, husband and wife, by deed from Samuel R. Snyder, Jr., Terry A. Snyder, husband and wife, and Carey L. Snyder, said deed recorded on February 16, 2007, in the Northampton County Recorder of Deeds Office in Book 2007-1 at page 063254.

THEREON BEING vacant land.

A Schedule of Distribution will be filed by the Sheriff thirty days from the date of the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten days from the date of filing the Schedule of Distribution.

RICHARD H. JOHNSTON
Sheriff

Northampton County,
Pennsylvania

DAVID J. CERAUL, ESQUIRE
Solicitor to the Sheriff

Dec. 14, 21, 28

No. C-48-CV-2023-03960

WELLS FARGO BANK,
NATIONAL ASSOCIATION, AS
TRUSTEE ET AL.

vs.

CAREY L. SNYDER,
MELISSA A. SNYDER

Property Address:

228 West Saint Joseph Street,
Easton, PA 18042

UPI/Tax Parcel Number:

L9SE3A/15/15/0310