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

ALLEN, PATRICIA M., dec'd.
Late of 1833 Bushkill Drive, Easton, Northampton County, PA
Personal Representative: Debra Ann Mullins c/o Catherine E. Sears, Esquire, Gross McGinley, LLP, 33 South 7th Street, P.O. Box 4060, Allentown, PA 18105-4060
Attorneys: Catherine E. Sears, Esquire, Gross McGinley, LLP, 33 South 7th Street, P.O. Box 4060, Allentown, PA 18105-4060

BURKOT, ANTHONY G., dec'd.
Late of the Township of Palmer, Northampton County, PA
Executor: Andrew Thaddeus Burkot c/o Daniel E. Cohen, Esquire, Hof & Reid, LLC, 3101 Emrick Blvd., Suite 205, Bethlehem, PA 18020
Attorneys: Daniel E. Cohen, Esquire, Hof & Reid, LLC, 3101 Emrick Blvd., Suite 205, Bethlehem, PA 18020

CLIFFORD, ROSLYN, dec'd.
Late of Forks Township, Northampton County, PA
Executrix: Kelly Clifford Rambo-Williams, 2572 Fringe Lane, Easton, PA 18040

HOADLEY, PAUL WESLEY, JR., dec'd.
Late of the Borough of Hellertown, Northampton County, PA
Executrix: Mellody Ann Sweet 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

HOSZOWSKI, MICHAEL, dec'd.
Late of 337 North Walnut Street, Bath, Northampton County, PA
Administratrix: Natasha Perpetua Hoszowski a/k/a Natasha Perpetua Sutherland c/o David M. Roth, Esquire, The Roth Law Firm, 123 North Fifth Street, Allentown, PA 18102
Attorneys: David M. Roth, Esquire, The Roth Law Firm, 123 North Fifth Street, Allentown, PA 18102

HUNSICKER, GRACE E., dec'd.
Late of Walnutport, Northampton County, PA
Co-Executrices: Faye Ann Rohrbach and Karen Rozsitch c/o Jon A. Swartz, Esquire, Prokup & Swartz, 7736 Main Street, Fogelsville, PA 18051-1616
Attorneys: Jon A. Swartz, Esquire, Prokup & Swartz, 7736 Main Street, Fogelsville, PA 18051-1616

KEEN DANIEL W., dec'd.
Late of 119 Clearfield St., Freemansburg, Northampton County, PA
Executor: Scott D. Keen c/o Tracey A. Shreve, Esquire, The Roth Law Firm, P.O. Box 4355, Allentown, PA 18105

Attorneys: Tracey A. Shreve, Esquire, The Roth Law Firm, P.O. Box 4355, Allentown, PA 18105

KNITTER, WILLARD L., dec'd.
Late of the Township of Plainfield, Northampton County, PA
Executrix: Christine R. Williams 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

MAROSITZ, BRENDA A., dec'd.
Late of Borough of Nazareth, Northampton County, PA
Administratrix: Barbara Rush Renkert, Esquire, 2120 Northampton Street, Easton, PA 18042
Attorney: Barbara Rush Renkert, Esquire, 2120 Northampton Street, Easton, PA 18042

McELROY, PATRICK T., dec'd.
Late of 3542 Baldwin Drive, Easton, Northampton County, PA
Personal Representative: Patricia Karen McElroy c/o Catherine E. Sears, Esquire, Gross McGinley, LLP, 33 South 7th Street, P.O. Box 4060, Allentown, PA 18105-4060
Attorneys: Catherine E. Sears, Esquire, Gross McGinley, LLP, 33 South 7th Street, P.O. Box 4060, Allentown, PA 18105-4060

PAFF, RYAN W., dec'd.
Late of the Township of Forks, Northampton County, PA
Administratrix: Jennifer L. Paff c/o DiFelice Law, LLC, 240 South Main Street, Suite 1206, Nazareth, PA 18064
Attorneys: DiFelice Law, LLC, 240 South Main Street, Suite 1206, Nazareth, PA 18064

PELAGGI, FRANK A., dec'd.
Late of the City of Bethlehem, Northampton County, PA
Executrix: Dianne Fay Pelaggi c/o Lawrence B. Fox, P.C., 1834 Pennsylvania Avenue, Allentown, PA 18109
Attorneys: Lawrence B. Fox, P.C., 1834 Pennsylvania Avenue, Allentown, PA 18109

PRICE, ANITA MARIE a/k/a ANITA MARIE DOTTA, dec'd.
Late of Washington Township, Northampton County, PA
Administratrix: Elizabeth Ann Kemmerer c/o Matthew J. Goodrich, Esquire, 901 West Lehigh Street, Bethlehem, PA 18018
Attorney: Matthew J. Goodrich, Esquire, 901 West Lehigh Street, Bethlehem, PA 18018

SAUERHOEFER, DAVID RALPH, dec'd.
Late of Forks Township, Northampton County, PA
Executrix: Kristina Fatjo c/o Timothy B. Fisher, II, Esquire, Fisher & Fisher Law Offices, P.O. Box 396, Gouldsboro, PA 18424
Attorneys: Timothy B. Fisher, II, Esquire, Fisher & Fisher Law Offices, P.O. Box 396, Gouldsboro, PA 18424

TALLARICO, PAUL HILAIRE, dec'd.
Late of the City of Bethlehem, Northampton County, PA
Executors: Jean Tallarico Richmond, 3739 Collins Avenue, Apt. 605, Miami Beach, FL 33140 and John J. Tallarico, Jr., 1735 Clover Street, Bethlehem, PA 18017
Attorney: Paul J. Harak, Esquire, 1216 Linden Street, P.O. Box 1409, Bethlehem, PA 18016

WISMER, BARRY, dec'd.
Late of Bethlehem, Northampton County, PA

Executrix: Amber M. Wismer 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

ZEIGAFUSE, PETER J., JR., dec'd.
Late of the Township of Lower Mt. Bethel, Northampton County, PA
Administrator: Tracy Lee Sabatino, 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

SECOND PUBLICATION

BRESSLER, SANDRA JOAN, dec'd.
Late of Bethlehem, Northampton County, PA
Executor: Robert William Bressler, Jr. c/o Edward P. Sheetz, Esquire, Gardner, Racines & Sheetz, 5930 Hamilton Boulevard, Suite 106, Allentown, PA 18106
Attorneys: Edward P. Sheetz, Esquire, Gardner, Racines & Sheetz, 5930 Hamilton Boulevard, Suite 106, Allentown, PA 18106

BUCHA, GREGORY M., dec'd.
Late of the Township of Moore, Northampton County, PA
Executrix: Joan L. Bucha 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

CAIAZZO, RALPH, dec'd.
Late of the Township of East Allen, Northampton County, PA
Executor: Angelo Caiazzo c/o Vaughn A. Terrinoni, Esq., 3976 Township Line Road, Bethlehem, PA 18020
Attorney: Vaughn A. Terrinoni, Esq., 3976 Township Line Road, Bethlehem, PA 18020

GIRARD, RICHARD A., dec'd.
Late of the Township of Bethlehem, Northampton County, PA
Executor: Philip D. Girard 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

GLASS, RONALD A., dec'd.
Late of the Township of Bethlehem, Northampton County, PA
Executors: Lynn Mary Glass and Ryan Alexander Glass 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

HORN, DAVID L., JR., dec'd.
Late of Northampton County, PA
Executrix: Lori A. Horn 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

KISS, MARVELENE E., dec'd.
Late of Northampton, Northampton County, PA
Administrator: Stephen J. Kiss, 340 E. 10th St., Northampton, PA 18067

KISS, STEPHEN H., dec'd.
Late of Northampton, Northampton County, PA
Administrator: Stephen J. Kiss, 340 E. 10th St., Northampton, PA 18067

MILLER, ALLEN C., dec'd.
Late of the Township of Washington, Northampton County, PA
Executrix: Sherry Lynne Hebrock, 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

NASH, CARL P., dec'd.
Late of the Township of Palmer, Northampton County, PA
Executor: Steven E. Nash c/o George M. Vasiliadis, Esquire, Vasiliadis Pappas Associates, LLC, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020
Attorneys: George M. Vasiliadis, Esquire, Vasiliadis Pappas Associates, LLC, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020

PEARSON, RAYMOND A., dec'd.
Late of Forks Township, Northampton County, PA
Executrix: Pamela J. Pearson c/o Michael D. Recchiuti, 60 West Broad Street, Suite 303, Bethlehem, PA 18018
Attorney: Michael D. Recchiuti, 60 West Broad Street, Suite 303, Bethlehem, PA 18018

POWER, ANNETTE S. a/k/a ANNETTE LEE POWER, dec'd.
Late of the Borough of Nazareth, Northampton County, PA
Executor: James H. Power c/o DiFelice Law, LLC, 240 South Main Street, Suite 1206, Nazareth, PA 18064
Attorneys: DiFelice Law, LLC, 240 South Main Street, Suite 1206, Nazareth, PA 18064

SHINDLE, SAMUEL R., dec'd.
Late of the Township of Bushkill, Northampton County, PA
Executrix: Vicki Louise Smith 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

STAEHLE, CAROL A., dec'd.
Late of Northampton County, PA
Executrix: Michelle L. Vasquez, 1608 Main St., Northampton, PA 18067
Attorneys: Charlotte A. Hunsberger, Esquire, Landis, Hunsberger, Gingrich & Weik, LLP, 114 East Broad Street, P.O. Box 769, Souderton, PA 18964

WISCHNER, KENNETH H., dec'd.
Late of City of Easton, Northampton County, PA
Executrix: Megan Liberty Stewart c/o Christina M. Lechette, Esq., Elliot Greenleaf, P.C., 925 Harvet Drive, Suite 300, Blue Bell, PA 19422
Attorneys: Christina M. Lechette, Esq., Elliot Greenleaf, P.C., 925 Harvest Drive, Suite 300, Blue Bell, PA 19422

WOLF, ALAN R., dec'd.
Late of the Township of Lehigh, Northampton County, PA
Executrix: Kimberly S. 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

THIRD PUBLICATION

BANGHART, EDMUND P., dec'd.
Late of 403 Florentine Drive, Easton, Northampton County, PA
Personal Representative: John F. Banghart c/o Catherine E. Sears, Esquire, Gross McGinley, LLP, 33 South 7th Street, P.O. Box 4060, Allentown, PA

18105-4060
Attorneys: Catherine E. Sears, Esquire, Gross McGinley, LLP, 33 South 7th Street, P.O. Box 4060, Allentown, PA 18105-4060

BARNETT, ROBERT ELLIOT, dec'd.
Late of Forks Township, Northampton County, PA
Executrices: Cassandra Lou Barnett and Stephanie C. Barnett 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

CAWLEY, MARY M., dec'd.
Late of the Borough of Freemansburg, Northampton County, PA
Administrator: George T. Cawley, Jr. c/o Ellen M. Kraft, Esquire, 190 Brodhead Road, Suite 305, Bethlehem, PA 18017-9265
Attorney: Ellen M. Kraft, Esquire, 190 Brodhead Road, Suite 305, Bethlehem, PA 18017-9265

DAUD, MATTHEW ALLEN, dec'd,
Late of Easton, Northampton County, PA
Executrix: Mary Elizabeth Daud 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

EVANS, ROBERT E., dec'd.
Late of Lower Saucon Township, Northampton County, PA
Executrix: Christine E. Farace c/o T. Benjamin Traud, Esquire, Traud Law Offices, 3055 College Heights Blvd., Ste. 2A, Allentown, PA 18104
Attorneys: T. Benjamin Traud, Esquire, Traud Law Offices, 3055 College Heights Blvd., Ste. 2A, Allentown, PA 18104

FEDIO, ROBERT L., dec'd.
Late of the Township of Moore, Northampton County, PA
Administrator: Samantha L. Fedio, P.O. Box 179, Moscow, PA 18444

FEHNEL, JUDITH J., dec'd.
Late of the City of Northampton, Northampton County, PA
Co-Executrices: Abbey L. Hower and Alicia A. Rodenbough c/o Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045
Attorneys: Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045

FENICLE, BLAKE HOTTLE, dec'd.
Late of the Township of Hanover, Northampton County, PA
Executor: Steven Keith Fenicle c/o Kevin Frank Danyi, Esquire, Danyi Law, P.C., 133 East Broad Street, Bethlehem, PA 18018
Attorneys: Kevin Frank Danyi, Esquire, Danyi Law, P.C., 133 East Broad Street, Bethlehem, PA 18018

KOSTICK, ANNA GERALDINE, dec'd.
Late of 34 N. Fairview Street, Northampton County, PA
Executrix: Wendy J. Ashby, Esquire
Attorneys: Wendy J. Ashby, Esq., Ashby Law Offices, LLC, 314 West Broad Street, Suite 118, Quakertown, PA 18951

KOZNETSKI, JOSEPH J., JR., dec'd.
Late of Bethlehem Township, Northampton County, PA
Executor: Matthew Jordan Koznetski

Attorney: Nancy G. Aaroe, Esquire, 2358 Gruver Avenue, Easton, PA 18045

LAWRENCE, ROSALIE, dec'd.
Late of the Township of Hanover, Northampton County, PA
Executrix: Kristine Devers Schwartz 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

LENTZ, LARRY L., dec'd.
Late of Walnutport, Northampton County, PA
Executor: Randy Keith Lentz 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

MARRAH, DANIEL J., SR., dec'd.
Late of Bethlehem, Northampton County, PA
Executrix: Kathleen Ann Marrah-Mich 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

MATTHEWS, RUSSELL W., JR., dec'd.
Late of the Borough of Stockertown, Northampton County, PA
Executrix: Barbara Lucille Markle c/o Ellen M. Kraft, Esquire, 190 Brodhead Road, Suite 305, Bethlehem, PA 18017-8475
Attorney: Ellen M. Kraft, Esquire, 190 Brodhead Road, Suite 305, Bethlehem, PA 18017-8475

MELCHOR, HAROLD ARTHUR, dec'd.
Late of the Township of Williams, Northampton County, PA
Co-Executors: Kim Marie Lohrman and Lucas Melchor Lohrman c/o Beth A. Knickerbocker, Esquire, 2906 William Penn Hwy., Suite 204, Easton, PA 18045
Attorney: Beth A. Knickerbocker, Esquire, 2906 William Penn Hwy., Suite 204, Easton, PA 18045

PITTMAN, DANIEL JOHN, dec'd.
Late of Tatamy, Northampton County, PA
Administratrix: Lisa Marie Pittman c/o Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045
Attorneys: Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045

SALAZAR, ERIC JAVIER, dec'd.
Late of Bethlehem City, Northampton County, PA
Executrix: Jessica Valdez, 761 Public Rd., Bethlehem, PA 18015
Attorneys: Zachary D. Griffith,Esquire, Barley Snyder, LLP, 2755 Century Blvd., Wyomissing, PA 19610

SCHELERO, ROSEMARY, dec'd.
Late of 701 State Belt Blvd., Northampton County, PA
Administratrix: Wendy J. Ashby, Esquire
Attorneys: Wendy J. Ashby, Esq., Ashby Law Offices, LLC, 314 West Broad Street, Suite 118, Quakertown, PA 18951

SIENICKI, MELISSA M., dec'd.
Late of the City of Bethlehem, Northampton County, PA
Administrator: Kyle Dietterich c/o Goudsouzian & Associates,

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

TETI, KATHLEEN G., dec'd.
Late of Bethlehem, Northampton County, PA
Executrix: Diane Fegley 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

NOTICE OF INCORPORATION

NOTICE IS HEREBY GIVEN that an Application for Registration of Fictitious Name was filed with the Pennsylvania Department of State on October 20, 2026, for:

NESSUS DESIGN STUDIOS

The name and address of the individual interested in the business are Jacob A. Tocci, 2145 Cross Country Rd, Northampton, PA 18067-8724. The application was filed under the Pennsylvania Fictitious Names Act, 54 Pa.C.S. Section311.

Oct. 29

NOTICE OF NON-PROFIT INCORPORATION

NOTICE IS HEREBY GIVEN that:

BLUE ELEPHANT FOUNDATION

was incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended, by filing Articles of Incorporation with the Pennsylvania Department of State on June 10, 2026.

In compliance with the requirements of 15 Pa.C.S. § 5306 (relating to articles of incorporation) or 15 Pa.C.S. § 7102 (relating to cooperative corporations generally), the undersigned, desiring to incorporate a nonprofit/nonprofit cooperative corporations generally), on June 10, 2025.

Oct. 29

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 NOVEMBER 12th, 2026 at 9:00 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 NATHAN A. OXFORD, William E. Hutcheson, III, Esq.

Patricia Manento
Register of Wills &
Clerk of Orphans' Court
Oct. 22, 29

PUBLIC NOTICE

NORTHAMPTON AREA
SCHOOL DISTRICT
PETITIONS FOR APPROVAL OF
PRIVATE SALE OF LANDS

The Northampton Area School District, Northampton County, Pennsylvania, hereby gives notice of its intention to privately sell one of its properties. A hearing on the School District's Petition to approve the School District's private sale of land located at 2835 Mountain View Drive, Bath, Pennsylvania, totaling approximately 17.75 acres, and the buildings thereon, is scheduled on November 18, 2026, at a time to be determined, at the Northampton County Courthouse, 669 Washington Street, Easton, Pennsylvania, in a Courtroom to be assigned.

All interested persons are hereby given notice to attend the hearing, and to offer such testimony and comment in relation to the proposed

sale, as they desire. The foregoing is a summary only. Interested parties may review the actual text of the Petition for Private Sale.

A complete and true copy of the Petition, captioned IN RE: Petition of Northampton Area School District for Approval of Private Sale of Land Totaling Approximately 17.75 Acres and Buildings Thereon, located at 2835 Mountain View Drive, Bath, Northampton County, Pennsylvania, No. C-48-CV-2026-08046, is on file and may be examined at the Office of the Prothonotary, Northampton County Courthouse, 669 Washington Street, Easton, Pennsylvania.

JOSEPH R. KEMMERLING, ESQUIRE
KING, SPRY, HERMAN, FREUND & FAUL LLC
Attorneys and Counselors
Attorneys—Northampton Area School District.
One West Broad Street
Suite 700
Bethlehem, PA 18018

Oct. 22, 29; Nov. 5

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on the 22nd day of July, 2026, the Petition of Name Change was filed in the Northampton County Court of Common Pleas at No. Motions, seeking to change the name of Petitioner from Anna Mikulski to Ania Mikulski. The court has fixed November 25th, 2026 at 9:00 a.m., in courtroom Motions at the Northampton County Courthouse as the date for hearing of the Petition. All persons interested in the proposed change of name may appear and show cause, if any they have, why the prayer of the Petitioner should not be granted. Docket #C-48-CV-2026-07028.

Oct. 29

SHERIFF'S SALE OF VALUABLE REAL ESTATE

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on NOVEMBER 6, 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-2021-05186
(#11 NOV/2026)
BANGOR BOROUGH AUTHORITY
vs
JAMES MOYER, SARA MOYER

Property Address:
646 South Main Street, Bangor, PA 18013

UPI/Tax Parcel Number:
E9NE3D/3/8/0102

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

TITLE TO SAID PREMISES is vested in James Moyer and Sara Moyer by deed recorded on May 31, 2019, in the Northampton County Recorder of Deeds office in Book 2019-1 at page 102720.

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

No. C-48-CV-2021-05876
(#10 NOV/2026)
CITY OF EASTON
vs
ANDREW D. WERTZ

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

UPI/Tax Parcel Number:
M9NE2A/18/1/0310

ALL THAT CERTAIN lot or piece of ground situate in Easton City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Andrew D. Wertz by deed recorded on November 17, 2016, in the Northampton County Recorder of Deeds office in Book 2016-1 at page 250374.

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

No. C-48-CV-2022-08900
(#18 NOV/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.

TITLE TO SAID PREMISES is vested in Webster J. Uzzle by deed recorded on August 31, 2004, 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-2023-03434
(#1 NOV/2026)
HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE, ET AL
vs
JOSEPH ROSE, III

Property Address:
3670 North Delaware Drive a/k/a 3670 Delaware Drive, Easton, PA 18040

UPI/Tax Parcel Number:
J10/3/8/0311

ALL THAT CERTAIN lot or tract of land with the dwelling thereon erected, situate in Forks Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Joseph Rose III by deed recorded on May 22, 2006, in the Northampton County Recorder of Deeds Office in Book 2006-1 at Page 202865.

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

No. C-48-CV-2023-08767
(#2 NOV/2026)
BOROUGH OF BATH
vs
CARRIE L. SEAGREAVES

Property Address:
223 Race Street, Bath, PA 18014

UPI/Tax Parcel Number:
K6NW4C/20/4A/0503

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

TITLE TO SAID PREMISES is vested in Carrie L. Seagreaves by deed recorded on January 18, 2022, in the Northampton County Recorder of Deeds office in Book 2022-1 at page 21101.

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

No. C-48-CV-2024-12338
(#7 NOV/2026)
CARRINGTON MORTGAGE SERVICES, LLC
vs
JANE M. RACE, UNITED STATES OF AMERICA

Property Address:

2608 Freemansburg Avenue, Easton, PA 18045

UPI/Tax Parcel Number:

M9NW1/11/2/0324

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

TITLE TO SAID PREMISES is vested in Jane M. Race by deed recorded on October 22, 2007, in the Northampton County Recorder of Deeds office in Book 2007-1 at page 385766.

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

No. C-48-CV-2025-01048
(#19 NOV/2026)

MEB LOAN TRUST VIII
vs
MARANYELIS GERVACIO,
LEONEL ESPAILLAT

Property Address:

1600 Mine Lane Road, Easton, PA 18045

UPI/Tax Parcel Number:

M9SW1/11/9/0324

ALL THAT CERTAIN lot of piece of land situated in Palmer Township, Northampton County, Pennsylvania.

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

Property Address:

Mine Lane Road, Easton, PA 18045

UPI/Tax Parcel Number:

M9SW1/11/7/0324

ALL THAT CERTAIN lot of piece of land lying, situate and being in Palmer Township, Northampton County, Pennsylvania.

THEREON BEING a residential driveway.

TITLE TO SAID PREMISES in vested in Leonel Espaillat and Maranyelis Gervacio by Deed recorded on October 19, 2016, in the Northampton County Recorder of Deeds Office in Book 2016-1 at Page 226184.

No. C-48-CV-2025-06164
(#14 NOV/2026)

BETHLEHEM AREA
SCHOOL DISTRICT
vs
RICHARD SOLDO, JR.,
STACY SOLDO

Property Address:

933 High Street, Bethlehem, PA 18018

UPI/Tax Parcel Number:

N6SE4C/21/3/0204

ALL THAT CERTAIN lot or piece of ground, with the dwelling thereon erected, situate, lying and being in Bethlehem City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Richard Soldo, Jr., and Stacy Soldo by deed recorded on January 17, 2019, in the Northampton County Recorder of Deeds office in Book 2019-1 at page 10407.

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

No. C-48-CV-2025-07580
(#17 NOV/2026)

NORTHAMPTON AREA
SCHOOL DISTRICT
vs
ARTHUR LONGLEY, III,
ARTHUR LONGLEY, IV

Property Address:

1020 Woodland Drive, Walnutport, PA 18088

UPI/Tax Parcel Number:

H2/26/10K/0516

ALL THAT CERTAIN piece, parcel, or tract of land, with improvements

thereon, situate on the circle at the northern extremity of Woodland Drive in Lehigh Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Arthur Longley III and Arthur Longley IV by deed recorded on 03/02/2022 in Book 2022-1 at Page 68753.

THEREON BEING ERECTED a detached three-car garage with shingle roof and two sheds.

No. C-48-CV-2025-08140
(#15 NOV/2026)
BETHLEHEM AREA
SCHOOL DISTRICT
vs
ALEXANDER MAGARIN

Property Address:

421 East Laurel Street, Bethlehem, PA 18018

UPI/Tax Parcel Number:

N6SE3D/3/19/0204

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

TITLE TO SAID PREMISES is vested in Alexander Magarin by deed recorded on September 1, 2022, in the Northampton County Recorder of Deeds office in Book 2022-1 at page 243744.

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

No. C-48-CV-2025-09663
(#4 NOV/2026)
MIDFIRST BANK
vs
KEITH W. McILVAINE,
STEPHANIE M. McILVAINE

Property Address:

2695 Lower Way, Easton, PA 18040

UPI/Tax Parcel Number:

K9/39A/51/0311

ALL THAT CERTAIN land situated in Forks Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Keith W. McIlvaine and Stephanie M. McIlvaine, husband and wife, as tenants by the entirety, by deed recorded on October 6, 2003, in the Northampton County Recorder of Deeds office in Book 2003-1 at page 417600.

THEREON BEING ERECTED a two-story residential townhouse with brick exterior, shingle roof and attached one-car garage.

No. C-48-CV-2026-02893
(#6 NOV/2026)
NEWREZ, LLC, d/b/a SHELLPOINT
MORTGAGE SERVICING
vs
TIMOTHY HECK

Property Address:

118 South 18th Street, Easton, PA 18042

UPI/Tax Parcel Number:

L9SW2D/10/5/0837

ALL THAT CERTAIN lot or land, with the southern half of a double frame dwelling house thereon, situated on the east side of South 18th Street in Wilson Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Timothy Heck by deed recorded on November 21, 2018, in the Northampton County Recorder of Deeds office in Book 2018-1 at page 249070.

THEREON BEING ERECTED a two-and-one-half-story half-double residential dwelling with wood siding and shingle roof.

No. C-48-CV-2026-02969
(#5 NOV/2026)
ROCKET MORTGAGE, LLC
vs

HEIDI MARIE CONNORS, IN HER CAPACITY AS EXECUTRIX OF THE ESTATE OF JOHN CONNORS

Property Address:

5 Old Orchard Drive, Easton, PA 18045

UPI/Tax Parcel Number:

M8SE2/5/3/0324

ALL THAT CERTAIN lot or piece of ground, with the messuage or tenements erected thereon, situate on the westerly line of Old Orchard Drive in Palmer Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in John Connors by deed recorded on June 16, 2009, in the Northampton County Recorder of Deeds office in Book 2009-1 at page 149253. The said John Connors departed this life on July 7, 2018.

THEREON BEING ERECTED a two-story single residential dwelling with vinyl siding, shingle roof and attached one-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
Oct. 15, 22, 29