

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**BRAKER, BRUCE J.,** dec'd.

Late of Allen Township, Northampton County, PA
 Executor: Brett K. Braker, 706 Prospect Ave., Bethlehem, PA 18018

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

GERBER, REINHOLD, dec'd.

Late of Palmer Township, Northampton County, PA
 Administrator: Michael D. Recchiuti, Esquire, 60 West Broad Street, Suite 303, Bethlehem, PA 18018

Attorney: Michael D. Recchiuti, Esquire, 60 West Broad Street, Suite 303, Bethlehem, PA 18018

HESS, RICHARD S. a/k/a RICHARD R. HESS, dec'd.

Late of the City of Bethlehem, Northampton County, PA
 Executrix: Opal Dunlap, 172 Williams Rd., Cresco, PA 18326

JACOBS, BARRY ALBERT, dec'd.

Late of the City of Easton, Northampton County, PA

Executor: Clay Walton Brown c/o Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045

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

KORPICS, MARGARET M., dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Executor: David C. Korpics 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

STRICKLAND, NANCY H., dec'd.

Late of Bethlehem, Northampton County, PA

Executor: Wendy R.S. O'Connor, Esquire c/o Marshall Dennehey, P.C, 620 Freedom Business Center, Suite 405, King of Prussia, PA 19406

Attorneys: Wendy R.S. O'Connor, Esquire, Marshall Dennehey, P.C, 620 Freedom Business Center, Suite 405, King of Prussia, PA 19406

ZATOVICH, JOSEPH PAUL, dec'd.

Late of the Borough of Wilson, Northampton County, PA

Administratrix: Erin Malins Smith c/o Theresa Hogan, Esquire, 340 Spring Garden Street, Easton, PA 18042

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

SECOND PUBLICATION**BACHMAN, LILLIAN L.,** dec'd.

Late of Northampton, Northampton County, PA

Executors: Wilmer B. Bachman and Donna L. Fritzingler c/o Yary L. Ledee de Leon, Esquire, Shulman Law Office PC, 1935

Center Street, Northampton, PA 18067

Attorneys: Yary L. Ledee de Leon, Esquire, Shulman Law Office PC, 1935 Center Street, Northampton, PA 18067

BALLARD, RAYMOND C., dec'd.

Late of Hellertown, Northampton County, PA

The Raymond Ballard Revocable Living Trust dated June 10, 2010, as amended.

Trustee: Charlann Warmkessel, 49 Crystal Cave Road, Kutztown, PA 19530

Attorney: Marla J. Melman, Esquire, 1644 W. Walnut Street, Allentown, PA 18102

BAUER, CARRIE A., dec'd.

Late of 1358 Blue Mountain Drive, Danielsville, Northampton County, PA

Administrator: Ronald Junior Bauer, Jr., 645 Williams Avenue, Walnutport, PA 18088

Attorney: Matthew G. Schnell, Esquire, Strubinger Law. P.C., 505 Delaware Avenue, P.O. Box 158, Palmerton, PA 18071-0158

CLIFT, JENNIE G., dec'd.

Late of the Borough of Nazareth, Northampton County, PA

Co-Executors: Suzanne Pinkerton and Michael Clift 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

COLEMAN, ADA E., dec'd.

Late of the Township of Palmer, Northampton County, PA

Executrix: Kimberly Brotzman 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

FREIDL, FRANK THOMAS, SR. a/k/a FRANK T. FREIDL and FRANK THOMAS FREIDL, dec'd.

Late of the Township of Williams, Northampton County, PA

Executor: Frank Thomas Freidl, Jr. c/o Theresa Hogan, Esquire, 340 Spring Garden Street, Easton, PA 18042

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

JONES, PATRICIA L., dec'd.

Late of the Borough of Walnutport, Northampton County, PA

Executor: Robert Eyer c/o Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045

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

LEASE, LORRAINE F., dec'd.

Late of Bethlehem, Northampton County, PA

Executrix: Stephanie Lazun Haines c/o Timothy J. Duckworth, Jr., Esquire, Mosebach, Funt, Dayton & Duckworth, P.C., 2045 Westgate Drive, Suite 404, Bethlehem, PA 18017

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

LEONARD, JOYCE B., dec'd.

Late of Northampton Borough, Northampton County, PA

Co-Executors: Danielle M. Judge a/k/a Danielle Leonard Sparling and Brian Thomas Leonard

Attorney: Daniel G. Dougherty, Esq., 881 3rd St., Suite B-3, Whitehall, PA 18052

MICH, DARLENE J., dec'd.
 Late of the Township of Palmer,
 Northampton County, PA
 Administratrix: Linda J. Mich
 c/o Theresa Hogan, Esquire, 340
 Spring Garden Street, Easton,
 PA 18042
 Attorney: Theresa Hogan,
 Esquire, 340 Spring Garden
 Street, Easton, PA 18042

MOSCONI, DIANE G., dec'd.
 Late of Wind Gap Borough,
 Northampton County, PA
 Executrix: Linda Saltz
 Attorneys: Edwin A. Abrahamsen,
 Esquire, Abrahamsen, Conaboy
 & Abrahamsen, P.C., 255 E.
 Grove St., 2nd Floor, Clarks
 Summit, PA 18411

NEFF, SHIRLEY A., dec'd.
 Late of the Township of Forks,
 Northampton County, PA
 Executrix: Teri L. Neff 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

PATRICK, FAY ANN, dec'd.
 Late of the Township of
 Washington, Northampton
 County, PA
 Executrix: Bonnie Jean Pysher
 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

REEDY, BRIAN W., dec'd.
 Late of Northampton, PA
 Executrix: Elaine Claire Reedy
 c/o Ernest A. Sposto, Jr., Esq.,
 108 North Washington Avenue,
 Suite 401, Scranton, PA 18503
 Attorney: Ernest A. Sposto, Jr.,
 Esq., 108 North Washington

Avenue, Suite 401, Scranton, PA
 18503

RISSMILLER, HATTIE A., dec'd.
 Late of the Borough of Nazareth,
 Northampton County, PA
 Executrix: Mary Ellen Erdie 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

RUTKOWSKI, IRENE L. SLOTTER,
 dec'd.
 Late of the Township of Lower
 Saucon, Northampton County,
 PA
 Executrix: Donna Lynn Kukor
 Attorney: Nicholas R. Sabatine,
 III, Esquire, 16 S. Broadway,
 Suite 1, Wind Gap, PA 18091

SALASKI, BETTY M., dec'd.
 Late of Northampton County, PA
 Executor: Christopher T. Salaski,
 207 Portico Place, Peachtree
 City, GA 30269

TATTERSALL, WILLIAM J., dec'd.
 Late of Lower Saucon Township,
 Northampton County, PA
 Executrix: Mary Anne Luzar
 Attorneys: Vance E. Antonacci,
 Esquire, Mynas Wallace &
 Nurick LLC, 570 Lausch Lane,
 Suite 200, Lancaster, PA 17601

WAGNER, NANCY MARIE, dec'd.
 Late of Bethlehem, Northampton
 County, PA
 Executor: Michael John Wagner
 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

THIRD PUBLICATION

CAVALIERE, DONALD A., dec'd.
 Late of Township of Bushkill,
 Northampton County, PA

Executrix: Kathleen J. Cavaliere
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

FETHERMAN, JOSEPHINE A.,
dec'd.

Late of Plainfield Twp.,
Northampton County, PA

Executor: James Michael
Fetherman c/o Michael J. Saile,
Esq., 403 Executive Dr.,
Langhorne, PA 19047

Attorney: Michael J. Saile,
Esquire, 403 Executive Dr.,
Langhorne, PA 19047

GALENTE, BEVERLY J., dec'd.

Late of the Township of Palmer,
Northampton County, PA

Administratrix: Barbara H. Cook
c/o Barbara Rush Renkert,
Esquire, 2120 Northampton
Street, Easton, PA 18042

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

GANGEMI, WILLIAM R., SR.,
dec'd.

Late of the Township of Forks,
Northampton County, PA

Executrix: Elizabeth Dobson
Gangemi c/o Goudsouzian &
Associates, 2940 William Penn
Highway, Easton, PA 18045

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

GURO, MARY ANNE C., dec'd.

Late of Northampton,
Northampton County, PA

Executor: David E. Guro 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

HAYDUK, LUCILLE J., dec'd.

Late of Easton, Northampton
County, PA

Executrix: Luann M. Hill-
Quarato c/o Kathleen M. Collins,
Esquire, 1125 S. Cedar Crest
Boulevard, Suite 205, Allentown,
PA 18103

Attorney: Kathleen M. Collins,
Esquire, 1125 S. Cedar Crest
Boulevard, Suite 205, Allentown,
PA 18103

HRICAK, LORETTA H., dec'd.

Late of Walnutport, Northampton
County, PA

Executor: Robert D. Hricak c/o
Yary L. Ledee de Leon, Esquire,
Shulman Law Office PC, 1935
Center Street, Northampton, PA
18067

Attorneys: Yary L. Ledee de Leon,
Esquire, Shulman Law Office
PC, 1935 Center Street,
Northampton, PA 18067

KINDRED, JANE JOSEPHINE,
dec'd.

Late of City of Bethlehem,
Northampton County, PA

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

KORNHAUSL, STEPHEN W.,
dec'd.

Late of Borough of Northampton,
Northampton County, PA

Administrator: Joseph A.
Kornhausl, 3036 Delps Road,
Danielsville, PA 18038

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

KULICKE, ROBERT MICHAEL, dec'd.
 Late of Mount Bethel,
 Northampton County, PA
 Executrix: Sallie Boren Andrews
 Attorneys: Robert M. Knauer,
 Esquire, Knauer & Davenport,
 143 North Eighth St., Allentown,
 PA 18101

LEE, ARTHUR E., dec'd.
 Late of the Borough of Pen Argyl,
 Northampton County, PA
 Co-Executrices: Michelle C.
 Curcio and Debra L. Field
 Attorney: David M. Backenstoe,
 Esquire, 148 Main Street,
 Hellertown, PA 18055

LOCICERO, SALVATORE, dec'd.
 Late of the City of Easton,
 Northampton, County, PA
 Executrix: Eileen A. LoCicero 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

**MOYER, MARIE A. a/k/a MARIE
 AGNES MOYER**, dec'd.
 Late of Northampton County, PA
 Executor: Michael Todd Packard
 c/o Steckel & Stopp LLC, 125 S.
 Walnut Street, Suite 210,
 Slatington, PA 18080
 Attorneys: Steckel & Stopp LLC,
 125 S. Walnut Street, Suite 210,
 Slatington, PA 18080

NICKLES, JOSEPH R., dec'd.
 Late of the City of Bethlehem,
 Northampton County, PA
 Co-Executors: Edward W.
 Nickles and Mary Ann Nickles,
 1619 High St., Bethlehem, PA
 18018
 Attorneys: Daniel G. Spengler,
 Esquire, Spengler Brown Law
 Offices, 110 East Main Street,
 Bath, PA 18014

PISCITELLO, JESSIE, dec'd.
 Late of Nazareth, Northampton
 County, PA
 Executrix: Diana Dreher c/o
 Ralph J. Bellafatto, 4480 William
 Penn Highway, Easton, PA
 18045
 Attorney: Ralph J. Bellafatto,
 4480 William Penn Highway,
 Easton, PA 18045

RASICH, STANLEY S., dec'd.
 Late of the Township of Moore,
 Northampton County, PA
 Executrix: Cynthia Hahr 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

SAEGER, THOMAS S., JR., dec'd.
 Late of East Allen Township,
 Northampton County, PA
 Administratrix: Heather E.
 Saeger, 7501 Richard Lane,
 Bath, PA 18014

SAFF, KENNETH H., SR., dec'd.
 Late of the City of Bethlehem,
 Northampton County, PA
 Executrix: Karen E. Yellin 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

**SCHNAUFER, CHARLES
 WALTER**, dec'd.
 Late of Northampton,
 Northampton County, PA
 Co-Executrices: Lee Ann Irleand
 and/or Laurie Weslosky c/o T.
 Benjamin Traud, Esq., Traud
 Law Offices, 3055 College
 Heights Blvd., Ste. 2A, Allentown,
 PA 18104
 Attorneys: T. Benjamin Traud,
 Esq., Traud Law Offices, 3055

College Heights Blvd., Ste. 2A,
Allentown, PA 18104

SIDERIAS, FRANCES, dec'd.

Late of Bethlehem City,
Northampton County, PA
Executor: Michael Siderias c/o
Jon A. Swartz, Esquire, Prokup
& Swartz, 7736 Main Street,
Fogelsville, PA 18051
Attorneys: Jon A. Swartz,
Esquire, Prokup & Swartz, 7736
Main Street, Fogelsville, PA
18051

TOTH, WILLIAM E., dec'd.

Late of the City of Bethlehem,
Northampton County, PA
Executor: Stephen Uldrich
Dunham 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

**WALLACE, DAVID ALAN a/k/a
DAVID A. WALLACE**, dec'd.

Late of Bethlehem, Northampton
County, PA
Executrix: Janet Elizabeth
Wallace c/o Goudsouzian &
Associates, 2940 William Penn
Highway, Easton, PA 18045
Attorneys: Goudsouzian &
Associates, 2940 William Penn
Highway, Easton, PA 18045

**WERKHEISER, GEORGE
STANLEY a/k/a GEORGE S.
WERKHEISER**, dec'd.

Late of the City of Bethlehem,
Northampton County, PA
Executrix: Kelly J. Werkheiser
c/o David W. Crosson, Esq.,
Crosson & Richetti LLC, 609 W.
Hamilton St., Suite 301,
Allentown, PA 18101
Attorneys: David W. Crosson,
Esq., Crosson & Richetti LLC,

609 W. Hamilton St., Suite 301,
Allentown, PA 18101

ZIENGENFUS, WARREN L., III,
dec'd.

Late of Bethlehem, Northampton
County, PA
Executor: Warren L. Ziengenfus,
IV c/o Rebecca M. Young, Esq.
and Lia K. Snyder, Esq., Young
& Young, 119 E. Main Street,
Macungie, PA 18062
Attorneys: Rebecca M. Young,
Esq. and Lia K. Snyder, Esq.,
Young & Young, 119 E. Main
Street, Macungie, PA 18062

**NOTICE OF ANNUAL MEETING
AND AMENDMENT OF BYLAWS**

NOTICE IS HEREBY GIVEN that
Nazareth Mutual Insurance
Company, a Pennsylvania mutual
insurance company (the "Company")
with its principal office at 114 S. Main
Street, Nazareth, Pennsylvania, is
presenting proposed amended and
repeated Bylaws (the "Amended
Bylaws") at the Annual Meeting of its
policy holder members ("Members")
to be held on March 14, 2026 at 10:00
a.m. at the principal office of the
Company (the "2026 Annual Member
Meeting").

The amendments to the Bylaws
relate to corporate governance and
administration, including updates to
voting and director requirements and
procedures. They do not alter the
terms or coverage of any insurance
policy and were duly approved by the
Board of Directors of the Company
on January 10, 2026, in accordance
with applicable law. The Amended
Bylaws shall become effective immed-
iately upon approval by the
Members.

Copies of the Amended Bylaws are
available for inspection during normal
business hours at the Company's
principal office. All Members are
encouraged to review the proposed
Amended Bylaws and cast a vote

approving the adoption of such at the 2026 Annual Member Meeting, to be held at the date, time, and place set forth above.

Feb. 12, 19, 26; Mar. 5

LIMITED LIABILITY COMPANY NOTICE

NOTICE IS HEREBY GIVEN that a Certificate of Organization has been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the purpose of obtaining a Certificate of Organization for a Limited Liability Company organized under the provisions of Title 15, Corporations and Unincorporated Associations at 15 Pa. C.S.A. 8901 et seq., approved December 7, 1994, P.L. 703, No. 106 (4).

The name of the Domestic Liability Company is:

BAB ACQUISITIONS, LLC

The Certificate of Organization has been filed on February 17, 2026.

RICHARD H. YETTER, III,
ESQUIRE

2430 Butler Street
P.O. Box 143
Easton, PA 18042

Feb. 26

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on the 4th of February, 2026, the Petition of Claire Elise Anderson was filed in Northampton County Court of Common Pleas at No. C-48-CV-2026-00976, seeking to change the name of Petitioner from Claire Elise Anderson to Claire Elise Gilmore. The Court has fixed April 1, 2026 at 9:00 a.m., in Motions Court at the Northampton County Courthouse as the date for hearing of the Petition. All Persons interested in the proposed change of name may appear and show cause, if any they have, why the prayer of the Petitioner should not be granted.

Feb. 26

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on the 4th of February, 2026, the Petition of William Edward Canning was filed in Northampton County Court of Common Pleas at No. C-48-CV-2026-00977, seeking to change the name of Petitioner from William Edward Canning to William Gilmore. The Court has fixed April 1, 2026 at 9:00 a.m., in Motions Court at the Northampton County Courthouse as the date for hearing of the Petition. All persons interested in the proposed change of name may appear and show cause, if any they have, why the prayer of the Petitioner should not be granted.

Feb. 26

SHERIFF'S SALE OF VALUABLE REAL ESTATE

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on MARCH 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-2015-11436
(#7 MAR/2026)**

DEUTSCHE BANK
NATIONAL TRUST COMPANY,
AS TRUSTEE, ET AL

vs

JANET CORUJO

Property Address:

1230 East 3rd Street, Bethlehem, PA 18015

UPI/Tax Parcel Number:

P6SE2B/3/11/0204

ALL THAT CERTAIN lot or piece of land, with improvements thereon

erected, situate on the south side of East 3rd Street in Bethlehem City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Janet Corujo by deed from Daniel A. Rosario and Lynn Rosario, husband and wife, said deed recorded on January 30, 2007, in the Northampton County Recorder of Deeds office in Book 2007-1 at page 041270.

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

**No. C-48-CV-2023-10446
(#1 MAR/2026)**

BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION, ET AL

vs

JACOB S. METZGAR, HEIR TO KENNETH E. METZGAR a/k/a KENNETH EARL METZGAR, DECEASED, UNKNOWN HEIRS OF KENNETH E. METZGAR, a/k/a KENNETH EARL METZGAR, DECEASED

Property Address:

434 Schaffers Court, Easton, PA 18042

UPI/Tax Parcel Number:

L9SE3D/16/4/0310

ALL THAT CERTAIN lot or piece of land, together with the brick dwelling thereon erected, situate in Easton City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Kenneth E. Metzgar by deed from Kenneth E. Metzgar and Loraine L. Metzgar, said deed recorded on November 24, 2003, in the Northampton County Recorder of Deeds office in Book 2003-1 at page 489317.

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

**No. C-48-CV-2023-10479
(#11 MAR/2026)**

TOWNSHIP OF PALMER

vs

LUCRETIA S. ROONEY,
OMAR R. CUMBERLAND

Property Address:

2 Lynwood Avenue, Easton, PA 18045

UPI/Tax Parcel Number:

L8NE3/12/21/0324

ALL THAT CERTAIN lot or piece of land situate in Palmer Township, Northampton County, Pennsylvania, lying on the northeast corner of Woodlawn and Lynwood Avenues, being Lot No. 17 and the west half of Lot No. 18 on Plan of Lots of Lincoln Terrace.

TITLE TO SAID PREMISES is vested in Lucretia S. Rooney and Omar R. Cumberland by deed recorded on March 11, 2019, in the Northampton County Recorder of Deeds office in Book 2019-1 at page 41518.

THEREON BEING ERECTED a two-story single residential dwelling with wood siding, slate roof and shed.

**No. C-48-CV-2024-01816
(#8 MAR/2026)**

WILMINGTON SAVINGS FUND SOCIETY, FSB, ET AL

vs

JDR HOLDINGS GROUP, LLC,
JOHN RUTHERFORD,
OCCUPANTS

Property Address:

124 East Lawn Road, Nazareth, PA 18064

UPI/Tax Parcel Number:

J8SW1/2/4/0432

ALL THAT CERTAIN lot or piece of ground situate on the south side of the public highway leading from Nazareth to Stockertown, in Upper Nazareth Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in JDR Holdings Group, LLC,

by deed from Julie Skinner, said deed recorded on April 18, 2022, in the Northampton County Recorder of Deeds office in Book 2022-1 at page 115513.

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

**No. C-48-CV-2024-05297
(#9 MAR/2026)**

BETHLEHEM AREA
SCHOOL DISTRICT

vs

940 NEW PARTNERS, LLC

Property Address:

940 North New Street, Bethlehem,
PA 18018

UPI/Tax Parcel Number:

N6SE4D/30/1/0204

ALL THAT CERTAIN message or tenement and lot or piece of land situate on the east side of North New Street, north of Ettwein Street, in Bethlehem City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in 940 New Partners, LLC, by deed from 940 North New Street Associates, said deed recorded on October 11, 2022, in the Northampton County Recorder of Deeds office in Book 2022-1 at page 275917.

THEREON BEING ERECTED a two-story commercial office building with cement exterior, flat roof and adjacent parking lot.

**No. C-48-CV-2024-09446
(#5 MAR/2026)**

ROCKET MORTGAGE, LLC, f/k/a
QUICKEN LOANS, LLC

vs

NICHOLAS AVERY SHALLCROSS,
a/k/a NICHOLAS SHALLCROSS

Property Address:

705 South 23rd Street, Easton, PA
18042

UPI/Tax Parcel Number:

L9SW4C/8/12/0837

ALL THAT CERTAIN lot or piece of land, with the building erected thereon, situated on the west side of South 23rd Street in Wilson Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Nicholas Avery Shallcross by deed from Ragab and Abdalla Partners, said deed recorded on July 26, 2021, in the Northampton County Recorder of Deeds office in Book 2021-1 at page 268765.

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

**No. C-48-CV-2025-04893
(#15 MAR/2026)**

NATIONSTAR MORTGAGE, LLC
vs

WILLIAM D. GRUBE,
MARIA L. GRUBE

Property Address:

1223 Clearfield Road, Nazareth,
PA 18064

UPI/Tax Parcel Number:

G7SW1/1/2/0406

ALL THAT CERTAIN lot or piece of land situate in Bushkill Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in William D. Grube and Maria L. Grube, husband and wife, as tenants by the entirety, by deed from Deborah Ann Trexler, now by marriage known as Deborah Ann Dean, married, and Kenneth Klinger and Emma J. Klinger, husband and wife, said deed recorded on June 21, 1999, in the Northampton County Recorder of Deeds office in Book 1999-1 at page 91461.

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

**No. C-48-CV-2025-05624
(#14 MAR/2026)**

FREEDOM MORTGAGE
CORPORATION

vs

FRANK H. SCHANENBERGER

Property Address:

728 Seitz Street, Easton, PA 18042

UPI/Tax Parcel Number:

M9NE2A/17/5/0310

ALL THAT CERTAIN lot or piece of land, with the southern one-half of a double brick dwelling house thereon erected, situate in Easton City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Frank H. Schanenberger and Sandra L. Schanenberger, his wife, by deed from Russell L. Christian and Barbara M. Christian, his wife, said deed recorded on December 13, 1974, in the Northampton County Recorder of Deeds office in Book 504 at page 279.

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

TITLE TO SAID PREMISES is vested in Mark A. Primo and Nicole Yearwood, as joint tenants with the right of survivorship, by deed from Domingo Rodriguez and Jennifer Rodriguez, his wife, said deed recorded on April 3, 2017, in the Northampton County Recorder of Deeds office in Book 2017-1 at page 65176.

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

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

CHRISTOPHER ZIEGER

Sheriff

Northampton County,

Pennsylvania

Feb. 12, 19, 26

**No. C-48-CV-2025-07622
(#2 MAR/2026)**

CITIMORTGAGE, INC.

vs

MARK A. PRIMO,

NICOLE YEARWOOD

Property Address:

1785 Blush Drive, Easton, PA 18045

UPI/Tax Parcel Number:

N8/21/24/0205

ALL THAT CERTAIN piece, parcel or tract of land situate in Bethlehem Township, Northampton County, Pennsylvania, and shown as Lot 108 on the Final Plan of the Vineyard at Wagner Farms, Phase 3, as recorded in Map Book 2000-5 at page 88.

Unified Judicial System
of Pennsylvania



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