

**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****BARBARITO, MARGARET E.,** dec'd.

Late of Bethlehem, Northampton County, PA

Co-Executors: Michael Robert Barbarito, 126 East Rountort Road, Philadelphia, PA 19119 and Lauren Marie Churchill, 813 West Market Street, Bethlehem, PA 18018

Attorneys: Schlesinger & Kerstetter, LLP, 545 North Second Street, Shamokin, PA 17872

**BERMAN, MICHAEL R.,** dec'd.

Late of 6812 Allegiance Drive, City of Bethlehem, Northampton County, PA

Administratrix: Stephanie Miller-Berman c/o The Roth Law Firm, 123 North Fifth Street, Allentown, PA 18102

Attorneys: The Roth Law Firm, 123 North Fifth Street, Allentown, PA 18102

**DAVANZO, DONNA,** dec'd.

Late of the Borough of Roseto, Northampton County, PA

Executor: Michael D. Labate, P.O. Box 82, Bangor, PA 18013  
Attorneys: Ronold J. Karasek, Esquire, Karasek Law Offices, LLC, 641 Market Street, Bangor, PA 18013

**DYER, JOHN ALDEN,** dec'd.

Late of the Borough of Bangor, Northampton County, PA

Executrix: Joanne Allison Fekete a/k/a Joanne A. Dyer 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

**KALYNYCH, JOHN P.,** dec'd.

Late of the Borough of Hellertown, Northampton County, PA

Administratrix: Jacquelyn M. Kalynych 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

**KENNEDY, DOROTHY E.,** dec'd.

Late of the Township of Upper Nazareth, Northampton County, PA

Executrix: Linda Rae Danner 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

**KOCHER, JOHN F.,** dec'd.

Late of Walnutport, Northampton County, PA

Executrix: Lynn L. Ritter 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

**KOCHER, KIM A.**, dec'd.

Late of the Borough of Nazareth, Northampton County, PA

Executors: Scott Thomas Kocher and Paul Timothy Kocher c/o Holly A. Heintzelman, Esquire, 192 South 1st St., Lehighton, PA 18235

Attorney: Holly A. Heintzelman, Esquire, 192 South 1st St., Lehighton, PA 18235

**LOMBARDI, JOHN**, dec'd.

Late of the Township of Palmer, Northampton County, PA

Executrix: Libera Lombardi c/o John E. Kotsatos, Esquire, 717 Washington Street, Easton, PA 18042

Attorney: John E. Kotsatos, Esquire, 717 Washington Street, Easton, PA 18042

**MACKOW, INGEBORG**, dec'd.

Late of Hellertown, Northampton County, PA

Executor: Thomas J. Mackow, 1835 Oaklynn Dr., Green Lane, PA 18054

**MILLER, DIANE A.**, dec'd.

Late of the Borough of Nazareth, Northampton County, PA

Executor: Matthew J. Miller 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

**MOOLCHAN, CARIDAD FRANCISCA**, dec'd.

Late of Palmer Township, Northampton County, PA

Executor: Wayne Dennis Ramnarine 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

**SCHROEDER, PATRICK S.**, dec'd.

Late of Nazareth, Northampton County, PA

Administratrix: Lauren M. Sims, 308B Industrial Dr., Nazareth, PA 18064

Attorneys: Jeffrey K. Landis, Esquire, Landis, Hunsberger, Gingrich & Weik, LLP, 114 East Broad Street, P.O. Box 64769, Souderton, PA 18964

**SHIREMAN, FAITH H.**, dec'd.

Late of the Borough of Nazareth, Northampton County, PA

Executrix: Melinda E. Statler 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

**SOLTYS, ELIZABETH J.**, dec'd.

Late of Bethlehem, Northampton County, PA

Personal Representative: Michael P. Soltys c/o Kirby G. Upright, Esquire, King Spry Herman Freund & Faul LLC, One West Broad Street, Suite 700, Bethlehem, PA 18018

Attorneys: Kirby G. Upright, Esquire, King Spry Herman Freund & Faul LLC, One West Broad Street, Suite 700, Bethlehem, PA 18018

**STAFFA, GAETANO V. THOMAS a/k/a THOMAS STAFFA**, dec'd.

Late of the Borough of Hellertown, Northampton County, PA  
 Executor: Vincent Charles Coppola a/k/a Vincent Charles Cappola

Attorney: Debra G. Speyer, Esquire, Two Bala Plaza, Suite 300, Bala Cynwyd, PA 19004

**SECOND PUBLICATION**

**FANTAUZZI, JOEL ALEXI**, dec'd.

Late of Bethlehem City, Northampton County, PA

Administratrix: Kristen L. Behrens, 1500 Market St., #3500E, Philadelphia, PA 19102  
 Attorneys: Kristen L. Behrens, Esquire, Dilworth Paxson, LLP, 1500 Market St., #3500E, Philadelphia, PA 19102

**GEHMAN, CAROLYN B.**, dec'd.

Late of Bushkill Township, Northampton County, PA  
 Executrix: Carolyn E. Hill, 1129 Miller Road, Wind Gap, PA 18091

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

**LANDIS, GARRY P.**, dec'd.

Late of the Township of Moore, Northampton County, PA

Administrator: Craig Phillip Landis 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

**MANTZ, DOROTHY B.**, dec'd.

Late of Bethlehem Township, Northampton County, PA

Executor: Robert Richard Mantz c/o Constantine M. Vasiliadis, Esquire, Kolb, Vasiliadis, Florenz & Recchiuti, LLC, 60 W. Broad Street, Suite 303, Bethlehem, PA 18018-5721

Attorneys: Constantine M. Vasiliadis, Esquire, Kolb, Vasiliadis, Florenz & Recchiuti, LLC, 60 W. Broad Street, Suite 303, Bethlehem, PA 18018-5721

**McKENNA, GAIL J.**, dec'd.

Late of the City of Bethlehem, Northampton County, PA

Co-Executrices: Joanna Gail Bartholomew and Jennifer Lynne Margaret Peterson c/o James C. Omdahl, Esquire, 54 South Commerce Way, Suite 172, Bethlehem, PA 18017

Attorney: James C. Omdahl, Esquire, 54 South Commerce Way, Suite 172, Bethlehem, PA 18017

**MIZACK, VIRGINIA R.**, dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Executor: Steven N. Goudsouzian 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

**NEISER, BOYD B. a/k/a BOYD BRUCE NEISER**, dec'd.

Late of Upper Saucon Township, Lehigh County, PA

Executrix: Maureen F. Lawrence a/k/a Maureen Lawrence c/o Tara A. Eckels, Esquire, 4510 Bath Pike, Suite 201, Bethlehem, PA 18017

Attorney: Tara A. Eckels, Esquire, 4510 Bath Pike, Suite 201, Bethlehem, PA 18017

**NIEDZWIECKI, RICHARD**, dec'd.

Late of Easton City, Northampton County, PA

Executrix: Jennifer D. Haines c/o Daniella A. Horn, Esquire, Klenk Law, LLC, 2202 Delancey Place, Philadelphia, PA 19103

Attorneys: Daniella A. Horn, Esquire, Klenk Law, LLC, 2202 Delancey Place, Philadelphia, PA 19103

**OMATA, ATSUSHI**, dec'd.

Late of the Township of Palmer, Northampton County, PA

Executor: Robert L. Smith, Jr. c/o Theresa Hogan, Esquire, Attorney-at-Law, 340 Spring Garden Street, Easton, PA 18042

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

**SMITH, MARY JANE**, dec'd.

Late of Pen Argyl Borough, Northampton County, PA

Administratrix: Jennifer Lynn Reinhardt c/o Kristen L. Behrens, Esquire, Dilworth Paxson LLP, 1500 Market St., Ste. 3500E, Philadelphia, PA 19102

Attorneys: Kristen L. Behrens, Esquire, Dilworth Paxson LLP, 1500 Market St., Ste. 3500E, Philadelphia, PA 19102

**SPECK, WALTER R., JR.**, dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Executrix: Mildred Dianne DeWalt c/o Theresa Hogan, Esquire, Attorney-at-Law, 340 Spring Garden Street, Easton, PA 18042

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

**TOUCHTON, SARAH A.**, dec'd.

Late of the Township of Bethlehem, Northampton County, PA  
Executrix: Ms. Leslie S. Touchton c/o Robert A. Nitchkey, Jr., Esquire, 730 Washington Street, Easton, PA 18042

Attorney: Robert A. Nitchkey, Jr., Esquire, 730 Washington Street, Easton, PA 18042

**WEAVER, ARTHUR L.**, dec'd.

Late of the Township of Lower Saucon, Northampton County, PA

Executor: Dale Ralph Weaver c/o Bradford D. Wagner, Esquire, 662 Main Street, Hellertown, PA 18055-1726

Attorney: Bradford D. Wagner, Esquire, 662 Main Street, Hellertown, PA 18055-1726

**THIRD PUBLICATION**

**BARNDT, VICTORIA LEE**, dec'd.

Late of Palmer Township, Northampton County, PA

Executrix: Jessica L. Cardone c/o Tara A. Eckels, Esquire, 4510 Bath Pike, Suite 201, Bethlehem, PA 18017

Attorney: Tara A. Eckels, Esquire, 4510 Bath Pike, Suite 201, Bethlehem, PA 18017

**CASTEEL, JOY YVONNE**, dec'd.

Late of Bethlehem, Northampton County, PA

Executrix: Brenda J. Butler 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

**FUNK, SANDRA**, dec'd.

Late of the City of Bethlehem,  
Northampton County, PA  
Executor: Eric E. Funk 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

**HENRITZY, CYNTHIA V.**, dec'd.

Late of the City of Bethlehem,  
Northampton County, PA  
Executors: Theodore Trent  
Henritz, 19 Jonquil Drive,  
Newtown, PA 18940 and Paige  
Anne Zaia, 37186 Sheepsfoot  
Rd., Lewes, DE 19958  
Attorney: Paul J. Harak, Esquire,  
1216 Linden Street, P.O. Box  
1409, Bethlehem, PA 18016

**HRUBENAK, MARGARET MARIE**,  
dec'd.

Late of the City of Bethlehem,  
Northampton County, PA  
Executor: John S. Hrubenak,  
4418 Lenox Drive, Bethlehem,  
PA 18017  
Attorney: Victor E. Scomillio,  
Esquire, 1216 Linden Street,  
P.O. Box 1409, Bethlehem, PA  
18016

**KNECHT, JENNIFER L.**, dec'd.

Late of the Township of Forks,  
Northampton County, PA  
Administratrix: Devon E.  
Graham c/o Theresa Hogan,  
Esquire, 340 Spring Garden  
Street, Easton, PA 18042  
Attorney: Theresa Hogan,  
Esquire, 340 Spring Garden  
Street, Easton, PA 18042

**LEHMAN, CHESTER ANDREW**,  
dec'd.

Late of the Township of Forks,  
Northampton County, PA  
Administrators: Lisa M. Flood  
and Jeffrey Andrew Lehman c/o  
Carla J. Thomas, Esquire, 716  
Washington St., Easton, PA  
18042

Attorney: Carla J. Thomas,  
Esquire, 716 Washington St.,  
Easton, PA 18042

**MEASE, JEANETTE E.**, dec'd.

Late of Bethlehem, Northampton  
County, PA  
Executrix: Ann Caroline Gibson  
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

**PIERSON, ROBERT BLUNT**, dec'd.

Late of Bethlehem, Northampton  
County, PA  
Co-Executors: Karen L. Graffman  
and Douglas R. Pierson 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

**REED, CAROLINE B.**, dec'd.

Late of Forks Township, North-  
ampton County, PA  
Executor: Daniel L. Lucas c/o  
Tara A. Eckels, Esquire, 4510  
Bath Pike, Suite 201, Bethlehem,  
PA 18017  
Attorney: Tara A. Eckels, Esquire,  
4510 Bath Pike, Suite 201,  
Bethlehem, PA 18017

**SABO, GAIL M.**, dec'd.

Late of Palmer Township, North-  
ampton County, PA

Executrices: Jacqueline K. Panuccio and Cynthia L. Sabo c/o Steven B. Molder, Esquire, 904 Lehigh St., Easton, PA 18042

Attorney: Steven B. Molder, Esquire, 904 Lehigh St., Easton, PA 18042

**SPANGLER, ALVERTA M.**, dec'd.

Late of East Allen Township of Bethlehem, Northampton County, PA

Co-Administrators: Richard Gary Spangler and Sharon Jane Bechtold 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

**STATLER, EDWARD M., JR.**, dec'd.

Late of the Borough of Nazareth, Northampton County, PA

Administrator: Stephen C. Statler 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

**WAMBOLD, GEORGE F.**, dec'd.

Late of the Township of Bushkill, Northampton County, PA

Executor: Brian N. Wambold, Sr. 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

**NOTICE FOR CHANGE OF NAME**

NOTICE IS HEREBY GIVEN that on October 11, 2023, the Petition of Dawn Marie TuersFeldman was filed in Northampton County Court of Common Pleas at No. C-48-CV-2023-8145, seeking to change the name of Petitioner from Dawn Marie TuersFeldman to Dawn Marie Tuers. The Court has fixed Thursday, December 14, 2023 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.

Oct. 19

**IN THE COURT OF COMMON PLEAS OF NORTHAMPTON COUNTY, CIVIL ACTION—LAW CHANGE OF NAME NOTICE NO. C-48-CV-2023-007483**

NOTICE IS HEREBY GIVEN that on September 27, 2023, the Petition of Heather Hartung Vacek for a Change of Name has been filed in the above-named Court, praying for a Decree to change the name of Petitioner from Heather Hartung Vacek to Heather Campaign Hartung.

The Court has fixed Wednesday, December 27, 2023, at 9:00 A.M. in Motions Court, Northampton County Courthouse, Easton, Pennsylvania, as the date and place for the hearing of said Petition. All persons interested in the proposed change of name may appear and show cause, if any they have, why the prayer of said Petitioner should not be granted.

CONSTANCE K. NELSON,  
ESQUIRE

GROSS McGINLEY, LLP  
33 S. Seventh Street  
Allentown, PA 18105

Oct. 19

**MISCELLANEOUS LEGAL NOTICE**

ATTENTION RANDISE D. PRYOR

A Petition for Involuntary Termination of Parental Rights has been filed in Bucks County (Docket No. 2022-A9099) to Terminate the Parental Rights of Randise D. Pryor (D.O.B. 12/21/1990) with regard to the Minor Child Giovanni Pryor (Female, D.O.B. 5/6/11, Place of Birth: Scranton, PA, Biological Mother Megan Rigous, D.O.B. 2/24/90). This Petition could terminate all rights to the child. Kindly contact Jane Albrecht, Esquire, at Jalbrecht@freedomanlorry.com or Petitioner to obtain a copy of the Petition.

Oct. 19

**ESTATE CLEANOUTS/  
REMOVAL/ESTATE  
ADMINISTRATION OVERHEAD**

Estates Paralegal/Assistant with 35 years of experience in the legal field.

E-mail if interested in any estate administrative overload or cleanouts.

References will be provided.

(610) 657-7967.

E-mail: estatehelp411@gmail.com.

Oct. 19

**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 OCTOBER 26, 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 VERNA HOSZOWSKI; Michael Hoszowski, Executor

\*Estate of CHARLES CHRIN; David Eastburn, Executor

\*Estate of PAUL MOATZ; Monica Wool, Executrix

\*Estate of SAMUEL LOSAGIO; Nancy Gottwald-Losagio, Executrix

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

Oct. 12, 19

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

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on NOVEMBER 9, 2023, 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-2015-05175**  
BOROUGH OF WALNUTPORT  
vs.

DONALD GOGEL

**Property Address:**

306 Oak Street, Walnutport, PA 18088

**UPI/Tax Parcel Number:**

J2NW4C/4/2/1033

ALL THAT CERTAIN lot or piece of land situate in Walnutport Borough, Northampton County, Pennsylvania, and designated as Lot No. 8 and Lot No. 9 on a draft, map or plan made of the lands of Alexander Weaver.

TITLE TO SAID PREMISES is vested in Donald A. Gogel by deed from Richard R. Kocher, Jr., and Susan D. Kocher, husband and wife, said deed recorded on March 22, 1988, in the Northampton County Recorder of Deeds Office in Book 744 at page 773.

THEREON BEING ERECTED a two-story commercial garage with stucco exterior.

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**No. C-48-CV-2021-07040**

HOMEBRIDGE FINANCIAL SERVICES, INC.

vs.

BARRY L. HALL

**Property Address:**

954 Hilton Street, Bethlehem, PA 18017-5204

**UPI/Tax Parcel Number:**

N7SW1D/8/5/0204

ALL THOSE CERTAIN lots or pieces of land situate, lying and being in the 15th Ward of Bethlehem City, Northampton County, Pennsylvania, and designated as Lots Nos. 15, 15-A, 16 and 16-A of Block 4000 according to a certain map or plan of lots entitled Subdivision Layout for Section 2 of the property of the Zinzendorf Realty Corporation, said plan recorded in Map Book 9 at page 90.

TITLE TO SAID PREMISES is vested in Barry L. Hall by deed from Mildred M. Macasevich, widow, said deed recorded April 26, 2016, in the Northampton County Recorder of Deeds Office in Book 2016-1 at page 076494.

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

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**No. C-48-CV-2022-01656**

U.S. BANK TRUST NATIONAL ASSOCIATION ET AL.

vs.

STEPHEN KRUMM,  
DEBORAH J. KRUMM

**Property Address:**

1471 2nd Street a/k/a Second Street, Bethlehem, PA 18020

**UPI/Tax Parcel Number:**

N7SE1/19/1/0205

ALL THAT CERTAIN lot or parcel of ground situate in Bethlehem Township, Northampton County, Pennsylvania, being designated as Lot No. 15 according to the Map or Plan entitled "Plan of Eastwood Estates" as prepared by Leonard M. Fraivillig Company, Engineers, dated May 13, 1968, and recorded in Plan Book 24 at page 27.

TITLE TO SAID PREMISES is vested in Stephen P. Krumm and Deborah J. Krumm by deed from Stephen P. Krumm, said deed recorded on November 27, 2006, in the Northampton County Recorder of Deeds Office in Book 2006-1 at page 486617.

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

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**No. C-48-CV-2022-05811**

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

vs.

ELIZABETH KOZEMCHAK a/k/a ELIZABETH A. KOZEMCHAK,  
ROGER J. KOZEMCHAK, JR.

**Property Address:**

712 Sterlingworth Terrace, Easton, PA 18042

**UPI/Tax Parcel Number:**

M9NW1B/8/1A/0835

ALL THAT CERTAIN piece, parcel or tract of land situate in West Easton Borough, Northampton County, Pennsylvania, known as Lots 44 and 45 of the Sterlingworth Reserve on map dated May 1901 and recorded in Map Book 8 at page 35.

TITLE TO SAID PREMISES is vested in Roger J. Kozemchak and Elizabeth A. Kozemchak, husband and wife, by deed from Kevin G. Kearney, married, said deed recorded on March 17, 1999, in the Northampton County Recorder of Deeds Office in Book 1999-1 at page 036168.



THEREON BEING ERECTED a bi-level residential townhouse with vinyl siding and brick exterior, shingle roof and attached two-car garage.

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**No. C-48-CV-2022-08364**

AMERIHOM MORTGAGE  
COMPANY, LLC

vs.

TIFFANIE STRAGRATANIO,  
ROBERT J. WILLIAMS

**Property Address:**

130 South 17th Street, Easton, PA  
18042

**UPI/Tax Parcel Number:**

L9SW2D/14/11/0837

ALL THAT CERTAIN tract or piece of land and premises situated, lying and being on the east side of South 17th Street in Wilson Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Tiffanie Stragratanio and Robert J. Williams by deed from John A. Mannino, said deed recorded on May 28, 2019, in the Northampton County Recorder of Deeds Office in Book 2019-1 at page 098768.

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

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**No. C-48-CV-2023-00443**

CSMC 2020-RPL2 TRUST

vs.

JAMES E. WENZEL

**Property Address:**

36 Wilden Drive West, Easton, PA  
18045

**UPI/Tax Parcel Number:**

M8SE2/18/31/0324

ALL THAT CERTAIN lot or piece of ground situate in Palmer Township, Northampton County, Pennsylvania, being known as Lot No. 117 as shown on the Plan of "Wilden Acres", said map or plan recorded in Map Book 12 at page 53.

TITLE TO SAID PREMISES is vested in James E. Wenzel by deed from William T. Lokushek and Ann J. Lokushek, said deed recorded on February 2, 2005, in the Northampton County Recorder of Deeds Office in Book 2005-1 at page 042754.

THEREON BEING ERECTED a two-story single residential dwelling with aluminum siding and shingle roof.

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**No. C-48-CV-2023-01259**

PENNSYLVANIA HOUSING  
FINANCE AGENCY

vs.

JOSHUA J. CESANEK

**Property Address:**

487 Club Road, Bath, PA 18014

**UPI/Tax Parcel Number:**

J4/16/3/0520

ALL THAT CERTAIN tract of land, together with the buildings thereon erected, situate in Moore Township, Northampton County, Pennsylvania, being more particularly described as Lot #1 of the Annaman Engler Minor Subdivision #2 plan filed on February 15, 2006, in Book 2006-5 at page 103.

TITLE TO SAID PREMISES is vested in Joshua J. Cesanek by deed from Federal National Mortgage Association, said deed recorded on January 23, 2018, in the Northampton County Recorder of Deeds Office in Book 2018-1 at page 014722.

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

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**No. C-48-CV-2023-01561**

FREEDOM MORTGAGE  
CORPORATION

vs.

JUSTIN TRACY

**Property Address:**

2634 Easton Road, Hellertown, PA  
18055

**UPI/Tax Parcel Number:**

P8/17/1/0719E

ALL THAT CERTAIN message, tenement and lot or piece of land situate in Lower Saucon Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Justin Tracy, unmarried, by deed from Justin Tracy and Jaimie Petrow, husband and wife, said deed recorded on December 12, 2019, in the Northampton County Recorder of Deeds Office in Book 2019-1 at page 279433.

THEREON BEING ERECTED two-story colonial-style residential dwelling with vinyl siding and brick exterior, shingle roof, detached two-car garage and shed.

ALL THAT CERTAIN message, tenement and lot or parcel of land situate in Forks Township, Northampton County, Pennsylvania, designated as Lot No. 201 on the Plan of Penn's Ridge, Phase 5, 6 and 8, said Plan is recorded in Book 2002-5 at page 207, and modified by Lot Line Adjustment Plan recorded in Book 2004-5 at page 47.

TITLE TO SAID PREMISES is vested in Erika Morgan by deed from Lenya Morgan, said deed recorded on August 19, 2019, in the Northampton County Recorder of Deeds Office in Book 2019-1 at page 171510.

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

**No. C-48-CV-2023-02265**

US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF-2 ACQUISITION TRUST vs.

ERIKA MORGAN, LENYA MORGAN

**Property Address:**

1230 Vera Drive, Easton, PA 18040

**UPI/Tax Parcel Number:**

K9/10/6-201/0311

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

Oct. 19, 26; Nov. 2