

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**ASH, BERYL W.,** dec'd.

Late of 1745 W. Macada Road, Bethlehem, Northampton County, PA

Executrix: Stacy Golden c/o 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

BARRETT, WILLIAM P., dec'd.

Late of Northampton Borough, Northampton County, PA

Administratrix: Susan E. Barrett, 3518 Spruce Drive, Northampton, PA 18067

Attorneys: David H. Rattigan, Esquire, Barley Snyder LLP, 950 E. Main St., Suite 212, Schuylkill Haven, PA 17972

BIGLEY, ISABELLE F., dec'd.

Late of the City of Easton, Northampton County, PA

Co-Executors: Edward J. Bigley and/or Vivian Lynn Chapkovich

c/o Amanda Racines Lovett, Esquire, Gardner, Racines, & Sheetz, 3968 Maulfair Place, Allentown, PA 18103

Attorneys: Amanda Racines Lovett, Esquire, Gardner, Racines, & Sheetz, 3968 Maulfair Place, Allentown, PA 18103

BONNEY, WILLIAM D., dec'd.

Late of the Township of Forks, Northampton County, PA

Executrix: Elizabeth Bess Wilson, 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

CHATELAIN, ADELE ALEXANDRA, dec'd.

Late of Hellertown Borough, Northampton County, PA

Administratrix: Karen Faith Anderson c/o Laura M. Mercuri, Esquire, 104 N. York Rd., Hatboro, PA 19040

Attorney: Laura M. Mercuri, Esquire, Duffy North, 104 N. York Rd., Hatboro, PA 19040

DOTTA, JOHN R., dec'd.

Late of Washington Township, Northampton County, PA

Executor: Anthony J. Dotta 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

HARTMANN, JOSEPH J., dec'd.

Late of the Allentown, Northampton County, PA

Co-Executors: Joann Murray and Kevin Steible

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

IFKOVITS, JANET L., dec'd.

Late of the Borough of Northampton, Northampton County, PA

Co-Executors: Anthony J. Ifkovits and Joann Seier 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

KICHLINE, JEFFREY PAUL, dec'd.

Late of the Township of Forks, Northampton County, PA

Executrix: Dawn Marie Kichline c/o Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045

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

KITLAR, RICHARD P., dec'd.

Late of Bethlehem, Northampton County, PA

Executor: Sean O'Donnell c/o Norris McLaughlin, P.A., 515 W. Hamilton St., Suite 502, Allentown, PA 18101

Attorneys: Norris McLaughlin, P.A., 515 W. Hamilton St., Suite 502, Allentown, PA 18101

MORRIS, JANE R., dec'd.

Late of Bethlehem, Northampton County, PA

Executrix: Jennifer M. Howard c/o Santanasto Law, 210 E. Broad Street, Bethlehem, PA 18018

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

OHL, LOIS M., dec'd.

Late of Northampton County, PA
Executor: Clifford Ohl c/o Christopher S. Brown, Esquire, 607 Monroe Street, Stroudsburg, PA 18360

Attorney: Christopher S. Brown, Esquire, 607 Monroe Street, Stroudsburg, PA 18360

SEGESDY, JAMES C., SR., dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executrix: Susan Butz 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

SINKER, DAVID BERNARD a/k/a DAVID B. SINKER, dec'd.

Late of Easton, Northampton County, PA

Administratrix: Barbara Gargone c/o David B. Schwartz, Esquire, 514 Fullertown Avenue, Suite 2, Whitehall, PA 18052

Attorney: David B. Schwartz, Esquire, 514 Fullertown Avenue, Suite 2, Whitehall, PA 18052

WARMKESSEL, DALE ALLEN, SR., dec'd.

Late of Walnutport, Northampton County, PA

Executor: Dale A. Warmkessel, Jr. c/o Sara J. Hogan, Esquire, Plunkett & Graver, PC, 615 Waterfront Drive, Suite 301, Allentown, PA 18102

Attorneys: Sara J. Hogan, Esquire, Plunkett & Graver, PC, 615 Waterfront Drive, Suite 301, Allentown, PA 18102

ZEGALIA, MICHAEL G., dec'd.

Late of Bethlehem Township, Northampton County, PA

Executrix: Donna L. Zegalia 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

SECOND PUBLICATION

ALFANO, JAMES D., dec'd.

Late of the Township of Hanover,
Northampton County, PA
Executor: David James Alfano
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

BROWN, ELLEN M., dec'd.

Late of Bethlehem Township,
Northampton County, PA
Co-Executors: William H. Brown,
Jr., and Dawn M. Wagner c/o
Lisa A. Pereira, Esquire, Broughal
& DeVito, L.L.P., 38 West Market
Street, Bethlehem, PA 18018
Attorneys: Lisa A. Pereira,
Esquire, Broughal & DeVito,
L.L.P., 38 West Market Street,
Bethlehem, PA 18018

CLEINOW, PAUL D., dec'd.

Late of Easton, Northampton
County, PA
Administrator: Marcell G.
Cleinow 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

**DELEMONS, DOLORES M. a/k/a
DOLORES LOPES DELEMONS,**
dec'd.

Late of the Township of
Bethlehem, Northampton
County, PA
Executrix: Maria Helena Alves
c/o Ellen M. Kraft, Esquire, 4510

Bath Pike, Suite 201, Bethlehem,
PA 18017-8475

Attorney: Ellen M. Kraft, Esquire,
4510 Bath Pike, Suite 201,
Bethlehem, PA 18017-8475

DOUGHERTY, RENEE E., dec'd.

Late of Bethlehem, Northampton
County, PA
Executor: Lamar F. Dougherty
c/o Robert Pandaleon, Esquire,
847 N. Wahneta St, Allentown,
PA 18109
Attorney: Robert Pandaleon,
Esquire, 847 N. Wahneta St.,
Allentown, PA 18109

**FERRETTI, THOMAS ROBERT
a/k/a THOMAS R. FERRETTI,**
dec'd.

Late of Northampton Borough,
Northampton County, PA
Administrator: Justin Thomas
Ferretti c/o Andrew S. Rusniak,
Esquire, 51 S. Duke St.,
Lancaster, PA 17602
Attorney: Andrew S. Rusniak,
Esquire, Stevens & Lee, P.C., 51
S. Duke St., Lancaster, PA 17602

HORVATH, SUSAN JANE, dec'd.

Late of the City of Bethlehem,
Northampton County, PA
Executrix: Jennifer Lynn Smith
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

LITZENBERGER, JANE L., dec'd.

Late of the Borough of Hellertown,
Northampton County, PA
Co-Executors: Sara Elizabeth
Polefka and Gregory Samuel
Litzenberger c/o Goudsouzian &
Associates, 2940 William Penn
Highway, Easton, PA 18045

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

RESLER, LOUIS W., dec'd.

Late of Hanover Township, Northampton County, PA
Executor: Dennis William Resler 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

REYNOLDS, SUSAN JANE, dec'd.

Late of Hanover Township, Northampton County, PA
Administrator: Scott David Reynolds 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

TRENGE, RICHARD G., dec'd.

Late of Walnutport, Northampton County, PA
Executrix: Cheryl Ann Strohl c/o Dolores A. Laputka, Esquire, Norris McLaughlin, P.A., 515 W. Hamilton Street, Ste. 502, Allentown, PA 18101
Attorneys: Dolores A. Laputka, Esquire, Norris McLaughlin, P.A., 515 W. Hamilton Street, Ste. 502, Allentown, PA 18101

URBAN, MARIE D., dec'd.

Late of the Township of Lower Nazareth, Northampton County, PA
Executor: Donald Alexander Urban 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

WEDDE, RUTH ANN, dec'd.

Late of Township of Bethlehem, Northampton County, PA
Executor: Michael George Wedde 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

WILDRICK, ANN L., dec'd.

Late of the Township of Bethlehem, Northampton County, PA
Executrix: Dawn Lynn Rutt 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

YACKANICZ, GABRIELLA P., dec'd.

Late of Bethlehem, Northampton County, PA
Executor: Nicholas J. Yackanicz Jr., c/o Rebecca M. Young, Esquire, Lia K. Snyder, Esquire, Young & Young, 119 E. Main Street, Macungie, PA 18062
Attorneys: Rebecca M. Young, Esquire, Lia K. Snyder, Esquire, Young & Young, 119 E. Main Street, Macungie, PA 18062

YOUNG, PAULINE R., dec'd.

Late of the Borough of Nazareth, Northampton County, PA
Co-Executors: Carol Pauline Fogel and Wayne Harold Young 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

THIRD PUBLICATION

BEIL, LaRue L., dec'd.

Late of Easton, Northampton County, PA

Executrix: Carla L. Swigart c/o Keith W. Strohl, Esquire, Steckel and Stopp, LLC, 125 S. Walnut Street, Suite 210, Slatington, PA 18080

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

BELLIS, CHARLES E., III, dec'd.

Late of the Township of Palmer, Northampton County, PA

Executor: Mr. Thomas Bellis c/o Robert A. Nitchkey, Jr., Esquire, 5 North 16th Street, Suite 4, Easton, PA 18042

Attorney: Robert A. Nitchkey, Jr., Esquire, 5 North 16th Street, Suite 4, Easton, PA 18042

BURDEK, KATHLEEN A., dec'd.

Late of Forks Township, Northampton County, PA

Executrix: Lisa R. Clyburn 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

FENNELL, ALVIE C., SR., dec'd.

Late of City of Bethlehem, Northampton County, PA

Executrix: Anita E. Scott-Fennell 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

GROMAN, CYNTHIA LOUISE, dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Executrix: Abigail May Compton c/o Ellen M. Kraft, Esquire, 4510 Bath Pike, Suite 201, Bethlehem, PA 18017-8475

Attorney: Ellen M. Kraft, Esquire, 4510 Bath Pike, Suite 201, Bethlehem, PA 18017-8475

GROMAN, HELEN V., dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Executrix: Abigail May Compton c/o Ellen M. Kraft, Esquire, 4510 Bath Pike, Suite 201, Bethlehem, PA 18017-8475

Attorney: Ellen M. Kraft, Esquire, 4510 Bath Pike, Suite 201, Bethlehem, PA 18017-8475

LOHRMAN, HELEN MAE, dec'd.

Late of the Township of Palmer, Northampton County, PA

Executor: Greg David Lohrman 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

LUCEY, JAMES E., dec'd.

Late of Easton, Northampton County, PA

Co-Executrices: Allison Lucey and Carolyn Calvey, 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

MALINOWSKI, MATTHEW A.,
dec'd.

Late of the Township of Palmer,
Northampton County, PA
Administratrix: Lee Ann
Maciujec, 1032 Treeline Dr.,
Allentown, PA 18103

MERLI, RAYMOND, D. dec'd.

Late of Forks Township,
Northampton County, PA
Administratrix: Patricia A. Merli
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

ORDINSKY, JOHN W., dec'd.

Late of the Borough of Wilson,
Northampton County, PA
Executrix: Judith Lee Ordinsky
c/o Keene Jabbour, Esquire, 701
Washington Street, Easton, PA
18042
Attorney: Keene Jabbour,
Esquire, 701 Washington Street,
Easton, PA 18042

QUINONES, MELVIN, dec'd.

Late of 2324 Kemmerer Street,
Bethlehem, Northampton
County, PA
Co-Administratrix: Cassondra
Quinones and Rachel M.
Quinones 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

RAFFERTY, BERNARD J., dec'd.

Late of 4325 Winfield Terrace,
Easton, Northampton County,
PA
Personal Representative:
Rosemary E. Rafferty c/o David

M. Roth, Esquire, The Roth Law
Firm, P.O. Box 4355, Allentown,
PA 18105

Attorneys: David M. Roth,
Esquire, The Roth Law Firm,
P.O. Box 4355, Allentown, PA
18105

STEVENS, RICHARD, III, dec'd.

Late of Lower Saucon Township,
Northampton County, PA
Executrix: Rinalda Stevens
Walker 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

SUPECK, JAMES R., dec'd.,

Late of the City of Bethlehem,
Northampton County, PA
Administratrix: Starly Lynn
Espinal 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

SWEENEY, RAMONA, dec'd.

Late of Easton, Northampton
County, PA
Administrator: James Francis
Sweeney 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

**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. 89011 et seq., approved December 7, 1994, P.L. 703, No. 106 (4).

The name of the Domestic Liability Company is:

**VENTURE GROWTH
SOLUTIONS, LLC**

The Certificate of Organization has been filed on October 8, 2025.

RICHARD H. YETTER III,
ESQUIRE

305 Roseberry Street
Phillipsburg, NJ 08865

Oct. 16

**NOTICE OF INVOLUNTARY
TRANSFER OF MOTOR
VEHICLES**

Three Mopeds;

Blue 1999 Tomos Targa TTLX,
VIN# ZZ1A62122XK011224.

Green 1996 Tomos Targa LX, VIN#
ZZ1A6612XTK959453.

Black 1996 Tomos Targa TTLX,
VIN# ZZ1AA30114KK727099.

October 30th at 10 a.m.,
Courtroom #4, Northampton County
Government Center, 669 Washington
Street, Easton, PA 18042.

Oct. 9, 16, 23

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

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 23, 2025 at 9:00 A.M., IN COURTROOM #10, at which time the Courts will hear exceptions, and make distributions of the balances

ascertained to be in the hands of the accountants.

ESTATE OF WILLIAM J. LETTICH,
JR., Douglas J. Tkacik, Esquire and
Dean C. Berg, Esquire

ESTATE OF GLORIA MAXINE
SCHRECK, Gretchen Marsh
Weitzman, Esquire

Patricia Manento
Register Of Wills &
Clerk Of Orphans Court
Oct. 9, 16

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

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on NOVEMBER 7, 2025, 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-2016-02091
(#2 NOV/2025)**

WILMINGTON SAVINGS FUND
SOCIETY, FSB ET AL.

vs.

DOLORES L. YENIK

Property Address:

321 East 21st Street, Northampton, PA 18067

UPI/Tax Parcel Number:

L4SW1C/17/2/0522

ALL THAT CERTAIN messuage, lot, piece or parcel of land situate, lying and being in Northampton Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Dolores L. Yenik by deed from Philip Mascho and Lois Mascho, husband and wife, said deed recorded

on October 25, 1995, in the Northampton County Recorder of Deeds office in Book 1995-1 at page 101300.

THEREON BEING ERECTED a one-story manufactured mobile home/trailer with vinyl siding, metal roof and detached one-car garage.

No. C-48-CV-2018-11166

(#19 NOV/2025)

CITY OF EASTON

vs.

KURT OSTRANDER

Property Address:

167 East Wilkes Barre Street,
Easton, PA 18042

UPI/Tax Parcel Number:

L9SE3C/7/14/0310

ALL THAT CERTAIN lot or land, with improvements thereon erected, situate on the south side of East Wilkes Barre Street in Easton City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Kurt Ostrander by deed from Adrienne B. Brown, said deed recorded on May 24, 2002, in the Northampton County Recorder of Deeds office in Book 2002-1 at page 134869.

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

No. C-48-CV-2021-07430

(#7 NOV/2025)

WILSON AREA SCHOOL DISTRICT

vs.

DAVID M. BROTZMAN

Property Address:

1928 Ferry Street, Easton, PA
18042

UPI/Tax Parcel Number:

L9SW2D/8/5/0837

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

TITLE TO SAID PREMISES is vested in David M. Brotzman by deed from Danetta L. Ohler, said deed recorded on August 31, 2018, in the

Northampton County Recorder of Deeds office in Book 2018-1 at page 189011.

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

No. C-48-CV-2022-07542

(#4 NOV/2025)

M&T BANK

vs.

SARA MARIE ECKMAN, AS
ADMINISTRATRIX OF THE ESTATE
OF MARIE ECKMAN a/k/a MARIE
A. ECKMAN, DECEASED

Property Address:

3461 Park Place, Bethlehem, PA
18017

UPI/Tax Parcel Number:

M6SE1/9/1-H5/0214

ALL THAT CERTAIN unit designated as "H-5", being a unit in Park Place Condominium, situate in Hanover Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Sara Marie Eckman by deed from Sara Marie Eckman, Administratrix C.T.A. of the Estate of Marie A. Eckman, deceased, said deed recorded on July 22, 2022, in the Northampton County Recorder of Deeds office in Book 2022-1 at page 204847.

THEREON BEING ERECTED a two-story residential condominium with combination vinyl siding/brick exterior and shingle roof.

No. C-48-CV-2023-06406

(#1 NOV/2025)

WELLS FARGO BANK, N.A.

vs.

ERIC S. HABERSTUMPF,
LAURA J. HABERSTUMPF

Property Address:

3525 Altonah Road, Bethlehem,
PA 18017

UPI/Tax Parcel Number:

M6/13/5/0204

ALL THAT CERTAIN messuage or tenement and lot or parcel of land situate along the westerly side of Altonah Road, north of Biery's Bridge Road, in Bethlehem City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Eric S. Haberstumpf and Laura J. Haberstumpf, husband and wife, by deed from Diana M. Eagan, single, said deed recorded on October 6, 2009, in the Northampton County Recorder of Deeds office in Book 2009-1 at page 257336.

THEREON BEING ERECTED a one-story ranch-style single residential dwelling with stone exterior, shingle roof and detached barn/garage.

**No. C-48-CV-2024-04401
(#18 NOV/2025)**

CITY OF EASTON

vs.

FUNCH, INC.

Property Address:

Iron Street, Easton, PA 18042

UPI/Tax Parcel Number:

M9NE1D/5/1/0310

ALL THAT CERTAIN piece, parcel or tract of land situate in Easton City, Northampton County, Pennsylvania, shown as Lot 2 on the Minor Subdivision Plan entitled "Subdivision of Lands for Craft Rug Mills" as recorded in Map Book 89 at page 128.

TITLE TO SAID PREMISES is vested in Funch, Inc., by deed recorded on September 22, 1995, in the Northampton County Recorder of Deeds office in Book 1995-1 at page 88784.

THEREON BEING ERECTED a one-story commercial store/warehouse with aluminum exterior, flat roof and attached four-bay garage.

**No. C-48-CV-2024-05204
(#13 NOV/2025)**

**US BANK TRUST NATIONAL
ASSOCIATION ET AL.**

vs.

STEVEN C. EVANS,

BLYTHE R. EVANS

Property Address:

786 Briarstone Road, Bethlehem, PA 18017

UPI/Tax Parcel Number:

M6SW4/9/7/0214

ALL THAT CERTAIN lot or tract of land situated in Hanover Township, Northampton County, Pennsylvania, and being Lot No. 13 as shown on a Subdivision Plan of Stones Crossing Phase One, recorded in Map Book 86 at page 169.

TITLE TO SAID PREMISES is vested in Steven C. Evans and Blythe R. Evans, husband and wife, by deed from Jose A. Silva and Elsie Perez, said deed recorded on December 7, 2005, in the Northampton County Recorder of Deeds office in Book 2005-1 at page 495192.

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

**No. C-48-CV-2024-05645
(#20 NOV/2025)**

**SAUCON VALLEY SCHOOL
DISTRICT**

vs.

MARY E. HOLLAND

Property Address:

1324 Detweiler Avenue, Hellertown, PA 18055

UPI/Tax Parcel Number:

Q7NW3B/14/4/0715

ALL THAT CERTAIN messuage, tenement and tract or piece of land situate in Hellertown Borough, Northampton County, Pennsylvania, being lots #715 and #716 on the Plan

of Lots known as "Woodlawn", laid out by John Danner and recorded in Map Book 6 at page 46.

TITLE TO SAID PREMISES is vested in John F. Holland, Jr., and Mary E. Holland by deed recorded on June 28, 1962, in the Northampton County Recorder of Deeds office in Book 175 at page 99. The said John F. Holland, Jr., departed this life on December 10, 2009, whereby title became vested solely in Mary E. Holland.

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

**No. C-48-CV-2024-07947
(#23 NOV/2025)**

ROUNDPOINT MORTGAGE
SERVICING, LLC

vs.

ANDREA FAYE KELLER

Property Address:

1328 Easton Road, Hellertown, PA
18055

UPI/Tax Parcel Number:

Q7NW3C/2/1/0715

ALL THAT CERTAIN tract of land situate in Hellertown Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Andrea Faye Keller by deed from David L. Brown and Bradford D. Wagner, Co-Administrators of the Estate of Ronald W. Shegda, a/k/a Ronald Walter Shegda, deceased, said deed recorded on September 13, 2021, in the Northampton County Recorder of Deeds office in Book 2021-1 at page 328730.

THEREON BEING ERECTED a one-and-one-half-story Cape Cod-style single residential dwelling with brick exterior, shingle roof and attached two-car garage.

**No. C-48-CV-2024-10662
(#22 NOV/2025)**

THE BANK OF NEW YORK
MELLON f/k/a THE BANK OF
NEW YORK, AS TRUSTEE ET AL.
vs.

FAUSTO CASTILLO

Property Address:

1319 Washington Street, Easton,
PA 18042

UPI/Tax Parcel Number:

L9SW2C/24/15/0310

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

TITLE TO SAID PREMISES is vested in Fausto Castillo by deed from Aris G. Paganakis and Annica C. Paganakis, husband and wife, said deed recorded on April 29, 2025, in the Northampton County Recorder of Deeds office in Book 2005-1 at page 172790.

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

**No. C-48-CV-2024-10864
(#17 NOV/2025)**

MSR ASSET VEHICLE LLC
vs.

NATHAN EDWARD BEAN

Property Address:

813 Bangor Road, Nazareth, PA
18064

UPI/Tax Parcel Number:

H8NE1/6/8/0626

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

TITLE TO SAID PREMISES is vested in Nathan Edward Bean by deed from Francis Perkowski, said deed recorded on July 7, 2021, in the Northampton County Recorder of

Deeds office in Book 2021-1 at page 233943.

THEREON BEING ERECTED a split-level single residential dwelling with combination aluminum siding/brick exterior, shingle roof and shed.

**No. C-48-CV-2024-12256
(#21 NOV/2025)**

AMERIHOMES MORTGAGE
COMPANY LLC

vs.

SIGRID PELCZYNSKI

Property Address:

1942 Greenleaf Street, Bethlehem,
PA 18017

UPI/Tax Parcel Number:

M7SW4/7/10/0204

ALL THAT CERTAIN lot or piece of ground, together with the dwelling house erected thereon, situate in Bethlehem City, Northampton County, Pennsylvania, being known as Lot No. 25 as shown on the Plan of "East Hills", Section No. 4, said Map or Plan being recorded in Book 13 at page 49.

TITLE TO SAID PREMISES is vested in Sigrid Pelczynski by deed from Carl E. Junglas and Joan L. Junglas, husband and wife, said deed recorded on August 13, 2018, in the Northampton County Recorder of Deeds office in Book 2018-1 at page 171690.

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

**No. C-48-CV-2025-00079
(#16 NOV/2025)**

NATIONSTAR MORTGAGE, LLC

vs.

KATHRYN L. HITCHO

Property Address:

1030 West Wilkes Barre Street,
Easton, PA 18042

UPI/Tax Parcel Number:

M9NE1A/1/16/0310

ALL THAT CERTAIN messuage, tenement and lot or piece of ground situate on the south side of West Wilkes Barre Street in Easton City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Kathryn L. Hitcho by deed from Linda L. Wollman, said deed recorded on August 15, 2005, in the Northampton County Recorder of Deeds office in Book 2005-1 at page 310381.

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

**No. C-48-CV-2025-02002
(#3 NOV/2025)**

CITIBANK, N.A. AS TRUSTEE
ET AL.

vs.

LAURA MIMS

Property Address:

4321 Anthony Drive, Bethlehem,
PA 18020

UPI/Tax Parcel Number:

M7/11/3C-20/0205

ALL THAT CERTAIN lot or parcel of land situated in Bethlehem Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Laura Mims by deed from Toll PA IV, L.P., said deed recorded on October 17, 2005, in the Northampton County Recorder of Deeds office in Book 2005-1 at page 407602.

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

**No. C-48-CV-2025-02049
(#14 NOV/2025)**

TRUIST BANK

vs.

JOSEPH A. REPSHER, JR.,
STACEY L. REPSHER

Property Address:

724 Yeates Street, Bethlehem, PA
18017

UPI/Tax Parcel Number:

P6NE2B/18/9/0204

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

THEREON BEING ERECTED a one-and-one-half-story single residential dwelling with aluminum siding and metal roof.

Property Address:

734 Yeates Street, Bethlehem, PA 18017

UPI/Tax Parcel Number:

P6NE2B/18/10A/0204

ALL THAT CERTAIN lot, parcel and tract of land situate in Bethlehem City, Northampton County, Pennsylvania.

THEREON BEING ERECTED a shed and a detached two-car garage with aluminum siding and shingle roof.

TITLE TO BOTH PARCELS is vested in Joseph A. Repsher, Jr., and Stacey L. Repsher, husband and wife, by deed from Joseph A. Repsher, Jr., Stacey L. Repsher, Nicole A. Repsher and Megan Repsher, said deed recorded on July 19, 2012, in the Northampton County Recorder of Deeds office in Book 2012-1 at page 164789.

**No. C-48-CV-2025-03862
(#15 NOV/2025)**

JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION

vs.

AMY MCHUGH, AS BELIEVED
HEIR AND/OR ADMINISTRATOR
TO THE ESTATE OF PATRICIA A.
PIERCE, UNKNOWN HEIRS AND/
OR ADMINISTRATORS OF THE
ESTATE OF PATRICIA A. PIERCE

Property Address:

1719 Callone Avenue, Bethlehem,
PA 18017

UPI/Tax Parcel Number:

N7NW1C/4/6/0204

ALL THAT CERTAIN lot or parcel of land in Bethlehem City, Northampton County, Pennsylvania, being Lot No. 36, Section "A" as shown on the Revised Plan of Liberty Park, dated January 21, 1952.

TITLE TO SAID PREMISES is vested in Patricia A. Pierce by deed from Karl J. Stibrany and Beth A. Stibrany, husband and wife, said deed recorded July 20, 1998, in the Northampton County Recorder of Deeds office in Book 1998-1 at page 093825. The said Patricia A. Pierce departed this life on February 28, 2023.

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

**No. C-48-CV-2025-05383
(#12 NOV/2025)**

PHILADELPHIA FEDERAL CREDIT
UNION

vs.

JOSEPH O. ORIKO

Property Address:

2332 Pennsylvania Avenue,
Bangor, PA 18013

UPI/Tax Parcel Number:

H10NW2/6/11/0317

ALL THAT CERTAIN parcel of land situate in Lower Mount Bethel Township, Northampton County, Pennsylvania.

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

Property Address:

Pennsylvania Avenue, Bangor, PA 18013

UPI/Tax Parcel Number:

H10NW2/6/17/0317

ALL THAT CERTAIN parcel of land situate in Lower Mount Bethel Township, Northampton County, Pennsylvania.

THEREON BEING vacant land.

Property Address:

Pennsylvania Avenue, Bangor, PA
18013

UPI/Tax Parcel Number:

H10NW2/6/18/0317

ALL THAT CERTAIN parcel of land
situate in Lower Mount Bethel
Township, Northampton County,
Pennsylvania.

THEREON BEING vacant land.

TITLE TO ALL THREE PARCELS
is vested in Joseph Oriko by deed
from Derek M. Pulcini, said deed
recorded on April 28, 2022, in the
Northampton County Recorder of
Deeds office in Book 2022-1 at page
127534.

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

ALEXANDRIA J. CROUTHAMEL,
ESQUIRE

Solicitor to the Sheriff

Oct. 16, 23, 30