

# Northampton County Reporter

(USPS 395-280)

VOL. LXI

EASTON, PA July 2, 2020

NO. 27

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### **NOTICE TO THE BAR...**

#### **Summer Outing is Cancelled**

For the safety of all of our members we have decided to cancel the Summer Outing for this July.

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#### **NCBA Certified for Online CLE Distance Learning.**

NCBA is offering CLE courses online for members to accumulate their CLE credits for the year. Continue reading your "NCBA Announcements" e-mails for more information.

**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****BEEBE, MARY PAT, dec'd.**

Late of Bethlehem, Northampton County, PA

Executor: Daniel F. Scholl c/o Emily A. Zettlemoyer, Esquire, 53 North Third Street, Emmaus, PA 18049

Attorney: Emily A. Zettlemoyer, Esquire, 53 North Third Street, Emmaus, PA 18049

**BIERNACKI, HELEN E. a/k/a HELEN WESOLOWSKI BIERNACKI, dec'd.**

Late of the Borough of Hellertown, Northampton County, PA  
Co-Executors: Judith A. Golinsky and Thomas W. Biernacki c/o Mark P. Albright, Esquire, 403 Main Street, Hellertown, PA 18055-1721

Attorney: Mark P. Albright, Esquire, 403 Main Street, Hellertown, PA 18055-1721

**COLE, WILLIAM AUSTIN, dec'd.**

Late of the Township of Palmer, Northampton County, PA

Administrator: Henry Newton, Jr., 127 N. 4th Street, Easton, PA 18042

**COVERT, MARY ANNE, dec'd.**

Late of Bethlehem Township, Northampton County, PA

Executor: James Donald Villani c/o George K. Keenan, Esquire, 512 North New Street, Bethlehem, PA 18018

Attorney: George K. Keenan, Esquire, 512 North New Street, Bethlehem, PA 18018

**FOSBROOK, DOROTHY ANN, dec'd.**

Late of W65 Walnutport Mobil Ct., Walnutport, Northampton County, PA

Executor: Christopher Daniel Henry, 718 Princeton Avenue, Palmerton, PA 18071

Attorney: Jane S. Sebelin, Esquire, 120 S. First St., Lehighton, PA 18235

**GARBARINI, VICTOR C., dec'd.**

Late of Bethlehem Township, Northampton County, PA

Executor: Paul Ernest Garbarini c/o Vaughn A. Terrinoni, Esquire, 3976 Township Line Road, Bethlehem, PA 18020

Attorney: Vaughn A. Terrinoni, Esquire, 3976 Township Line Road, Bethlehem, PA 18020

**JANIGA, IRENE MARIE, dec'd.**

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

Co-Executors: Michael John Mattavi and Jessica Lynn Mattavi c/o Henry Newton, Jr., Esquire, 127 N. 4th Street, Easton, PA 18042

Attorney: Henry Newton, Jr., Esquire, 127 N. 4th Street, Easton, PA 18042

**MALKOWSKI, ANTHONY**, dec'd.

Late of Easton, Northampton County, PA

Executrix: Susen Kuchta c/o Nancy Gasper Aaroe, Esquire, 2568 Nazareth Road, Easton, PA 18045

Attorney: Nancy Gasper Aaroe, Esquire, 2568 Nazareth Road, Easton, PA 18045

**MILLER, STEPHEN JOSEPH**, dec'd.

Late of the Borough of North Catasauqua, Northampton County, PA

Executor: Bryan J. Miller c/o Michael C. Deschler, Esquire, Littner, Deschler & Littner, Ltd., 512 North New Street, Bethlehem, PA 18018

Attorneys: Michael C. Deschler, Esquire, Littner, Deschler & Littner, Ltd., 512 North New Street, Bethlehem, PA 18018

**MOYER, ANN MARIE**, dec'd.

Late of Bethlehem Township, Northampton County, PA

Executor: William Brian Moyer c/o Emily A. Zettlemoyer, Esquire, 53 North Third Street, Emmaus, PA 18049

Attorney: Emily A. Zettlemoyer, Esquire, 53 North Third Street, Emmaus, PA 18049

**NICEFORO, JOSEPH A.**, dec'd.

Late of the Borough of Bangor, Northampton County, PA

Co-Executors: Nicholas L. Niceforo and Rosemary Weber  
Attorney: P. Christopher Cotturo, Esquire, 75 Bangor Junction Road, Bangor, PA 18013

**SEWALD, MARGARET**, dec'd.

Late of Upper Nazareth Township, Northampton County, PA

Executor: Richard Thomas Sewald, Jr. 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

**STATHOS, THEODORE**, dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executor: Thomas C. Stathos c/o Kevin F. Danyi, Esquire, Danyi Law, P.C., 133 East Broad Street, Bethlehem, PA 18018

Attorneys: Kevin F. Danyi, Esquire, Danyi Law, P.C., 133 East Broad Street, Bethlehem, PA 18018

**STEVENS, KATIE E.**, dec'd.

Late of the Township of Lehigh, Northampton County, PA

Administratrix: Kathleen M. Wagner, 484 Creek Road, Bath, PA 18014

Attorney: Daniel G. Spengler, Esquire, 110 East Main Street, Bath, PA 18014

**WILSON, BARBARA A.**, dec'd.

Late of the Township of Palmer, Northampton County, PA

Executor: Warren E. Wilson, Jr. c/o Robert A. Nitchkey, Jr., Esquire, Hemstree, Nitchkey & Freidl, 730 Washington Street, Easton, PA 18042

Attorneys: Robert A. Nitchkey, Jr., Esquire, Hemstree, Nitchkey & Freidl, 730 Washington Street, Easton, PA 18042

**WYNKOOP, LORI JEAN**, dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Executrix: Anna Maria Ortiz 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

**YOST, CHARLES H.**, dec'd.

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

Executor: Craig Lee Yost 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

**SECOND PUBLICATION**

**CONGILIO, STEPHEN**, dec'd.

Late of East Allen Township, Northampton County, PA

Executrix: Kathleen M. Schrum c/o Wiener and Wiener LLP, 512 W. Hamilton Street, Suite 400, Allentown, PA 18101

Attorneys: Wiener and Wiener LLP, 512 W. Hamilton Street, Suite 400, Allentown PA, 18101

**DIGGS, MARY KRISTOFA**, dec'd.

Late of the Township of Hanover, Northampton County, PA

Executrix: Eileen H. Dunn a/k/a Eileen Diggs Dunn c/o Stanley M. Vasiliadis, Esquire, Vasiliadis Pappas Associates LLC, 2251 Baglyos Circle, Suite A-14, Bethlehem, PA 18020

Attorneys: Stanley M. Vasiliadis, Esquire, Vasiliadis Pappas Associates LLC, 2251 Baglyos Circle, Suite A-14, Bethlehem, PA 18020

**MILLER, BERNARD J.**, dec'd.

Late of the Borough of Wind Gap, Northampton County, PA

Executor: Dennis James Miller, 610 Toll Road, Effort, PA 18330  
 Attorneys: Elizabeth Bensinger Weekes, Esquire, Bensinger and Weekes, LLC, 529 Sarah Street, Stroudsburg, PA 18360

**MOLNAR, ROBERT M. a/k/a ROBERT MICHAEL MOLNAR**, dec'd.

Late of 25 W. Sylvan Road, Northampton, Northampton County, PA

Personal Representative: Ryan Robert Molnar c/o R. Nicholas Nanovic, Esquire, Gross McGinley, LLP, 33 South 7th Street, P.O. Box 4060, Allentown, PA 18105-4060

Attorneys: R. Nicholas Nanovic, Esquire, Gross McGinley, LLP, 33 South 7th Street, P.O. Box 4060, Allentown, PA 18105-4060

**PAGOTTO, LUCILLE**, dec'd.

Late of Bangor Borough, Northampton County, PA

Executor: Raymond T. Pagotto, 619 Arch Street, Pen Argyl, PA 18072

**SOTO-CHAPARRO, JOSE L.**, dec'd.

Late of Bethlehem, Northampton County, PA

Trust of Joseph L. Soto Family Trust

Trustee: David Soto

Attorneys: Nancy Aaroe, Esquire, Aaroe Law Offices, 2568 Nazareth Road, Easton, PA 18045

**STER, JOAN**, dec'd.

Late of Bethlehem Township, Northampton County, PA

Executrix: Eileen Ster c/o Joel M. Scheer, Esquire, Fishbone and Scheer, 940 West Lafayette Street, Easton, PA 18042

Attorneys: Joel M. Scheer, Esquire, Fishbone and Scheer, 940 West Lafayette Street, Easton PA 18042

**WILLIAMSON, MONICA L.**, dec'd.

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

Administratrix: Dawn R. Cohen 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

**THIRD PUBLICATION**

**BILLONE, LIBORIA**, dec'd.

Late of the City of Easton, Northampton County, PA

Executor: Giuseppe Billone a/k/a Joseph Billone c/o John E. Kotsatos, Esquire, 717 Washington Street, Easton, PA 18042  
Attorney: John E. Kotsatos, Esquire, 717 Washington Street, Easton, PA 18042

**CICALE, JOHN ALBERT**, dec'd.

Late of the City of Easton, Northampton County, PA

Executor: John A. Cicale c/o John E. Kotsatos, Esquire, 717 Washington Street, Easton, PA 18042

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

**DIMLER, BARBARA G.**, dec'd.

Late of Bethlehem, Northampton County, PA

Executor: Michael David Dimler 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

**DURNAN, DOROTHY M. a/k/a DOROTHY MARIE DURNAN**, dec'd.

Late of Northampton County, PA  
Executor: Lawrence P. Durnan c/o Steven A. Cotlar, Esquire, 23 West Court Street, Doylestown, PA 18901

Attorney: Steven A. Cotlar, Esquire, 23 West Court Street, Doylestown, PA 18901

**HOROSHOCK, MILDRED**, dec'd.

Late of the Borough of Hellertown, Northampton County, PA  
Executor: Daniel Horoshock, Jr. 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

**JOHNSON, KATHLEEN M. a/k/a KATHLEEN M. WALLEN**, dec'd.

Late of the City of Bethlehem, Northampton County, PA  
Executor: Derek W. Wallen, 1314 Lorain Avenue, Bethlehem, PA 18018

Attorney: Daniel G. Spengler, Esquire, 110 East Main Street, Bath, PA 18014

**KANTOREK, MARIE B.**, dec'd.

Late of Pen Argyl, Northampton County, PA

Executor: Carl L. Austin, Jr., 408 Greens Ridge Road, Stewartsville, NJ 08886

Attorney: Deborah Jean DeNardo, Esquire, 1809 Washington Blvd., Easton, PA 18042-4634

**KEMPFER-KLINE, ROBERTA E.,**

dec'd.

Late of the City of Bethlehem, Northampton County, PA  
Executrix: Heather L. Heimbach, 5557 Main St., Shartlesville, PA 19554

Attorneys: Neil D. Ettinger, Esquire, Ettinger & Associates, LLC, Peachtree Office Plaza, 1815 Schadt Avenue, Ste. #4, Whitehall, PA 18052

**KINNEY, CAROL JEAN, dec'd.**

Late of the Township of Bethlehem, Northampton County, PA

Executrix: Linda A. Kinney 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

**McCARTY, DYKE, dec'd.**

Late of the City of Bethlehem, Northampton County, PA

Executrix: Margaret A. Hamberger c/o Robert V. Littner, Esquire, Littner, Deschler & Littner, Ltd., 512 North New Street, Bethlehem, PA 18018

Attorneys: Robert V. Littner, Esquire, Littner, Deschler & Littner, Ltd., 512 North New Street, Bethlehem, PA 18018

**McCLURE, POLLY P., dec'd.**

Late of the City of Bethlehem, Northampton County, PA

Executrix: Ann McClure c/o Robert V. Littner, Esquire, Littner, Deschler & Littner, Ltd.,

512 North New Street, Bethlehem, PA 18018

Attorneys: Robert V. Littner, Esquire, Littner, Deschler & Littner, Ltd., 512 North New Street, Bethlehem, PA 18018

**PFLUGLER, RUDOLPH F., dec'd.**

Late of North Catasauqua, Northampton County, PA

Executor: Thomas F. Pflugler c/o Vaughn A. Terrinoni, Esquire, 3976 Township Line Road, Bethlehem, PA 18020

Attorney: Vaughn A. Terrinoni, Esquire, 3976 Township Line Road, Bethlehem, PA 18020

**QUINTER, DAVID ELLIS, dec'd.**

Late of the City of Bethlehem, Northampton County, PA

Executrix: Lynn Marie Albarell, 1053 Resolution Drive, Bethlehem, PA 18017

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

**SANDT, EMMA I., dec'd.**

Late of the City of Easton, Northampton County, PA

Executrix: Gloria Jean Rubis c/o John E. Kotsatos, Esquire, 717 Washington Street, Easton, PA 18042

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

**YERK, JOHN W., dec'd.**

Late of the City of Bethlehem, Northampton County, PA

Executor: John W. Yerck, Jr. c/o Mary Ann Snell, Esquire, 4510 Bath Pike, Suite 201, Bethlehem, PA 18017

Attorney: Mary Ann Snell, Esquire, 4510 Bath Pike, Suite 201, Bethlehem, PA 18017

**NOTICES OF INCORPORATION**

NOTICE IS HEREBY GIVEN that Articles of Incorporation—for Profit have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for the purposes of obtaining a Certificate of Incorporation of a proposed business corporation to be organized under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, as amended.

The name of the corporation is:  
**ibusinessbrokerage.com Inc.**

The Articles of Incorporation were filed on June 12, 2020.

HOLZINGER, HARAK &  
SCOMILLO

1216 Linden Street  
P.O. Box 1409  
Bethlehem, PA 18016

July 2

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania for:

**MP SUMMERS GROUP INC**

4045 Ross Road, Bethlehem, PA 18020 pursuant to and in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

July 2

**LIMITED LIABILITY COMPANY NOTICE**

NOTICE IS HEREBY GIVEN that a Certificate of Organization for a Domestic Limited Liability Company has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on or about April 27, 2020, for the purpose of creating a Limited Liability Company under the Limited Liability Company Law of 1994, P.L. 703, No. 106.

The name of the Limited Liability Company is:

**AFFORDABLE LOCKSMITH-SLATE BELT LOCK&SAFE, LLC**

David J. Ceraul, Esquire  
22 Market Street  
Bangor, PA 18013

July 2

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

The following Executors, Administrators, Guardians & Trustees have filed Accounts in the Office of the Orphans' Court:

ESTATE; Accountant

GENEVIEVE C. LYNCH; Theresa Lynch Montague, Executrix

**AUDIT NOTICE**

All parties interested are notified that an audit list will be made up of all Accounts and the said list will be called for audit at the Northampton County Government Center, Easton, PA on: FRIDAY, JULY 10, 2020 AT 9:00 A.M. IN COURTROOM 1.

Gina X. Gibbs  
Clerk of Orphans' Court  
June 25; July 2

**NOTICE FOR CHANGE OF NAME**

NOTICE IS HEREBY GIVEN that on February 11, 2020, the Petition of Karen Marie Spratley was filed in Northampton County Court of Common Pleas at No. C-48 CV2020-001327, seeking to change the name of Petitioner from Karen Marie Spratley to Kara Marie Van Deusen. The Court has fixed Thursday, July 9, 2020 at 9 a.m. in courtroom #4 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.

July 2

**NOTICE OF SERVICE  
BY PUBLICATION OF  
DIVORCE COMPLAINT**

GRACE VALENTINE

v.

DENARD VALENTINE

**NORTHAMPTON COUNTY  
NUMBER C-48-CV-2018-3057**

**NOTICE**

You, DENARD VALENTINE, have been sued in Court for Divorce by Plaintiff, GRACE VALENTINE. If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so, the case may proceed without you and a decree of divorce or annulment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET HELP.

LAWYER REFERRAL SERVICE  
P.O. Box 4733  
Easton, PA 18043-4733  
(610) 258-6333

July 2

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

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on JULY 10, 2020, 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-2017-05721**

CITY OF EASTON

vs.

PARADISE CLUB OF EASTON, INC.

**Property Address:**

508 Canal Street, Easton, PA 18042

**UPI/Tax Parcel Number:**

L9SE4B/8/3/0310

All that certain parcel of land situate in Easton City, Northampton County, Pennsylvania.

Being the same premises granted and conveyed unto Paradise Club of Easton, Inc., by deed from Redevelopment Authority of Easton, Pennsylvania, a municipal corporation, said deed recorded 3/23/1973 in Deed Book 453, Page 425.

Thereon being erected a one-story single commercial building with brick exterior and flat roof.

**No. C-48-CV-2017-06993**

SAUCON VALLEY  
SCHOOL DISTRICT

vs.

JANET M. KEMMERER

**Property Address:**

2194 Johnston Avenue,  
Bethlehem, PA 18015

**UPI/Tax Parcel Number:**

N7SE4/25/2/0719

All those certain lots, parcels or pieces of land situate and being in Lower Saucon Township, Northampton County, Pennsylvania.

Being the same premises granted and conveyed unto Janet M. Kemmerer and Roy A. Kemmerer,



w/h, by deed from Dorothy L. Kemmerer, widow, said deed recorded 3/31/1981 in Deed Book 625, Page 269.

Thereon being erected a ranch-style single dwelling with stucco exterior, metal roof and a detached two-car carport or an attached one-car garage.

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**No. C-48-CV-2017-07376**

LAFAYETTE AMBASSADOR BANK

vs.

JAM HOLDINGS LIMITED  
LIABILITY COMPANY,  
JOY MAHMOUD,  
MOHAMED MAHMOUD

**Property Address:**

580 Rockridge Road, Nazareth,  
PA 18064

**UPI/Tax Parcel Number:**

K7/19/19-29/0418

All that certain lot or parcel of land situated in Lower Nazareth Township, Northampton County, Pennsylvania.

Being the same premises granted and conveyed unto Joy A. Mahmoud by deed from Toll PA, L.P., said deed recorded 1/22/2007 in Deed Book 2007-1, Page 28975.

Thereon being erected a two-story single dwelling with brick exterior and vinyl siding, shingle roof and an attached three-car garage.

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**No. C-48-CV-2019-03581**

CARRINGTON MORTGAGE

SERVICES, LLC

vs.

EDWIN O. GARCIA,  
ELENA C. GARCIA

**Property Address:**

562 Columbia Avenue, Bangor, PA  
18013

**UPI/Tax Parcel Number:**

E9NE1B/3/1/0102

All that certain parcel of land situate in the 4th Ward of Bangor Borough, Northampton County, Pennsylvania.

Title to said premises vested in Edwin O. Garcia and Elena C. Garcia by deed from Tina M. Pare n/b/m Tina M. Pare-Lipari, said deed recorded 12/29/2006 in Deed Book 2006-1, Page 535977.

Thereon being erected a ranch-style single dwelling with brick exterior and slate roof.

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**No. C-48-CV-2019-03688**

CITY OF EASTON

vs.

PREMIER PROPERTIES OF  
PENNSYLVANIA LLC

**Property Address:**

905 Line Street, Easton, PA 18042

**UPI/Tax Parcel Number:**

M9NE1D/5/2/0310

All that certain piece, parcel or tract of land located in Easton City, Northampton County, Pennsylvania.

Being the same premises granted and conveyed unto Premier Properties of Pennsylvania, LLC, by deed from Marilyn Grossmueller, Executrix of the Estate of Werner F. Grossmueller, late, said deed recorded 7/16/2008 in Deed Book 2008-1, Page 207989.

Thereon being erected a commercial building with stucco exterior and flat roof.

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**No. C-48-CV-2019-06946**

FIRST GUARANTY

MORTGAGE CORPORATION

vs.

LETCHER POTTER,  
AMARILIS POTTER

**Property Address:**

2309 Linden Street, Bethlehem,  
PA 18017

**UPI/Tax Parcel Number:**

N6NE3A/6/4/0204

All that certain message, tenement and tract of land located in the 14th Ward of Bethlehem City, Northampton County, Pennsylvania.

Being the same premises granted and conveyed unto Letcher Potter and

Amarilis Potter by deed from Saturnino Rivera and Angela Rivera, said deed recorded 1/22/2016 in Deed Book 2016-1, Page 12569.

Thereon being erected a ranch-style single dwelling with brick exterior, shingle roof and an attached two-car garage.

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**No. C-48-CV-2019-09645**

U.S. BANK  
NATIONAL ASSOCIATION,  
AS TRUSTEE ET AL.

vs.

DAVID J. TOTH

**Property Address:**

754 Lehigh Gap Street, Walnutport, PA 18088

**UPI/Tax Parcel Number:**

J2SW4B/6/18A/1033

All that certain parcel of land or lot situate in Walnutport Borough, Northampton County, Pennsylvania.

Title to said premises is vested in David Toth by deed from David Toth and Diana M. Toth, said deed recorded 6/29/1998, in Deed Book 1998-1, page 83192.

Thereon being erected a raised ranch-style single dwelling with brick exterior/vinyl siding, shingle roof and an attached one-car garage.

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**No. C-48-CV-2019-09647**

MIDFIRST BANK

vs.

WILLIAM M. STASAK, JR.

**Property Address:**

142 South 17th Street, Easton, PA 18042

**UPI/Tax Parcel Number:**

L9SW2D/14/7/0837

All that certain lot situate in Wilson Borough, Northampton County, Pennsylvania.

Being the same property conveyed to William M. Stasak, Jr., single, by deed from Ruby Messina, widow, said

deed recorded 3/28/2002 in Deed Book 2002-1, Page 081209.

Thereon being erected a two-story half-double dwelling with brick exterior, shingle roof and a detached one-car garage.

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**No. C-48-CV-2019-10493**

WELLS FARGO BANK, N.A.

vs.

RONALD D. ALBERT,  
DIANNE L. ALBERT

**Property Address:**

858 South 25th Street, Easton, PA 18042

**UPI/Tax Parcel Number:**

M9NW1B/1/11/0837

All that certain lot or piece of land situate, lying and being in Wilson Borough, Northampton County, Pennsylvania.

Being the same property conveyed to Ronald D. Albert and Dianne L. Albert, h/w, as tenants by the entirety, by deed from George Pokrivchak and Carolyn M. Pokrivchak, h/w, said deed recorded 6/27/1997 in Deed Book 1997-1, Page 66976.

Thereon being erected a two-story single dwelling with aluminum siding and shingle roof.

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**No. C-48-CV-2019-10908**

NEWREZ LLC ET AL.

vs.

MELISSA VAN NESS a/k/a  
MELISSA LAWSON

**Property Address:**

2407 Victor Street, Easton, PA 18042

**UPI/Tax Parcel Number:**

M9NW1B/12/28/0837

All that certain lot, parcel or piece of land situate in Wilson Borough, Northampton County, Pennsylvania.

Being the same premises granted and conveyed unto Wayne E. Van Ness, Jr. by deed from Lehigh Valley,

Maximum Listing Savings, LLC, said deed recorded 11/16/2007 in Deed Book 2007-1, Page 415773. And the said Wayne E. Van Ness, Jr. departed this life on 10/5/2011 and Melissa Van Ness a/k/a Melissa Lawson was appointed as Administrator of his estate.

Thereon being erected a two-story single dwelling with stucco exterior and shingle roof.

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**No. C-48-CV-2019-11808**

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

vs.

JERRY C. MILLINGTON, PATRICIA A. MILLINGTON a/k/a PATRICIA A. STROHL a/k/a PATRICIA A. WEST

**Property Address:**

3876 Route 378, Bethlehem, PA 18015

**UPI/Tax Parcel Number:**

Q6NW2/2/11/0719

All that certain message and tenement and lot or piece of ground situate in Lower Saucon Township, Northampton County, Pennsylvania.

Being the same premises granted and conveyed unto Jerry Millington and Patricia Millington, as tenants by the entireties, by deed from Jerry Millington a/k/a Jerry C. Millington, said deed recorded 12/6/1999 in Deed Book 1999-1, Page 179981.

Thereon being erected a two-story single dwelling with stone exterior, shingle roof and an out building-shed and/or apartment in rear of property.

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**No. C-48-CV-2019-12172**

CSMC 2018-RPL1 TRUST

vs.

RAFAEL ALBARRAN

**Property Address:**

346 South 1st Street, Bangor, PA 18013

**UPI/Tax Parcel Number:**

E9NE3A/2/6/0102

All that certain lot or piece of ground situate on west side of South

1st Street in the 3rd Ward of Bangor Borough, Northampton County, Pennsylvania.

Being the same premises granted and conveyed unto Rafael Albarran by deed from Kenneth J. Van Horn, said deed recorded 4/15/2008 in Deed Book 2008-1, Page 106126.

Thereon being erected a colonial-style single dwelling with brick exterior, shingle roof and a detached two-car garage.

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**No. C-48-CV-2019-12376**

WELLS FARGO BANK, N.A.,  
AS TRUSTEE ET AL.

vs.

PEDRO JIMENEZ

**Property Address:**

1061 Jackson Street, Easton, PA 18042

**UPI/Tax Parcel Number:**

L9NE4D/6/9/0310

All that certain lot or piece of ground situated on the northeast corner of 11th and Jackson Streets in Easton City, Northampton County, Pennsylvania.

Being the same premises granted and conveyed unto Pedro Jimenez by deed from Robert R. Kimmel, said deed recorded 2/15/2005 in Deed Book 2005-1, Page 57089.

Thereon being erected a two-story half-double dwelling with vinyl siding/stone exterior and shingle roof.

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

June 18, 25; July 2