

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**ANTHONY, RONALD P.,** dec'd.

Late of Walnutport, Northampton County, PA

Administrators: David L. Anthony and Dolores M. Vasko 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

BALOGUN, JANET ANGELLA, dec'd.

Late of the Township of Forks, Northampton County, PA

Executor: Anthony Kolawole Balogun c/o Charles Bruno, Esquire, Bruno Law, P.O. Box 468, Easton, PA 18044-0468

Attorneys: Charles Bruno, Esquire, Bruno Law, P.O. Box 468, Easton, PA 18044-0468

BEDNAR, NICKOLINE A., dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Executrix: Cynthia A. Langton 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

BET, ROBIN M., dec'd.

Late of the Township of Washington, Northampton County, PA

Administratrix: Kathleen A. Bet, 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

EDWARDS, DAVID L., dec'd.

Late of the Borough of Walnutport, Northampton County, PA

Administratrix: Victoria L. Daignault, 1030 W. Walnut Street, Allentown, PA

Attorney: Robert P. Daday, Esquire, 1030 W. Walnut Street, Allentown, PA

FARACI, ANNE HELEN, dec'd.

Late of Easton, Northampton County, PA

Executrix: Lorraine M. Allen c/o Taylor R.D. Briggs, Esquire, Norris McLaughlin, P.A., 515 West Hamilton Street, Suite 502, Allentown, PA 18101

Attorneys: Taylor R.D. Briggs, Esquire, Norris McLaughlin, P.A., 515 West Hamilton Street, Suite 502, Allentown, PA 18101

FOLK, JUNE M., dec'd.

Late of the Borough of Bangor, Northampton County, PA

Executrix: Susan A. Folk, 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

GARCIA, JAMES, dec'd.

Late of the City of Bethlehem,
Northampton County, PA

Executor: Jordan James Garcia
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

KINDRED, SHERWOOD O., dec'd.

Late of Bethlehem, Northampton
County, PA

Executor: Sherwood L. Kindred
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

KING, CAROL L., dec'd.

Late of the Township of Forks,
Northampton County, PA

Executrix: Janice Marie King c/o
Theresa Hogan, Esquire, 340
Spring Garden Street, Easton,
PA 18042

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

MARCONI, APRIL LYNN, dec'd.

Late of Northampton Borough,
Northampton County, PA

Administratrix: Melissa Ann
Wuchter, 4018 Ettornia Drive,
Walnutport, PA 18088

MEIXSELL, JAMES MICHAEL,
dec'd.

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

Administrator: Jason James
Meixsell 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

MILLER, JOHN CLINTON, dec'd.

Late of Nazareth, Northampton
County, PA

Executrix: Susan Tyler
Schellenberg c/o Constantine M.
Vasiliadis, Esq., Kolb, Vasiliadis,
Florenz & Recchiuti, LLC, 60 W.
Broad Street, Suite 303,
Bethlehem, PA 18018-5721

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

NOVAK, LU ANN, dec'd.

Late of 1422 Madison Avenue,
Bethlehem, Northampton
County, PA

Administrator: Raymond J.
Lodise, 1422 Madison Avenue,
Bethlehem, PA 18018

VALO, JARED J., dec'd.

Late of Borough of Bath,
Northampton County, PA

Administratrix: Cheryl E. Valo,
532 Penn St., Bath, PA 18014

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

SECOND PUBLICATION**BLOYS, DAVID P.,** dec'd.

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

Executrix: Debra Ann Bloys c/o
Robert V. Littner, Esquire, Littner
& Littner Law Offices, PLLC, 512
North New Street, Bethlehem, PA
18018

Attorneys: Robert V. Littner, Esquire, Littner & Littner Law Offices, PLLC, 512 North New Street, Bethlehem, PA 18018

GARLAND, JOSEPH S., dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executor: Joseph Gary Garland c/o Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045

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

HOLOTYAK, CHARLES, dec'd.

Late of the City of Bethlehem, Northampton County, PA

Co-Executrices: Cecelia M. Fox and Patricia Holotyak Edgar

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

JONES, LARRY L., dec'd.

Late of Northampton, Northampton County, PA

Executrix: Nicole J. O'Donnell 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

KETCHEN, CARLTON LANNIER, dec'd.

Late of the City of Easton, Northampton County, PA

Administrator: Kevin Daniel Ketchen c/o Daniel E. Cohen, Esquire, Hof & Reid, LLC, 3101 Emrick Blvd. Suite 205, Bethlehem, PA 18020

Attorneys: Daniel E. Cohen, Esquire, Hof & Reid, LLC, 3101 Emrick Blvd. Suite 205, Bethlehem, PA 18020

MALOZI, ANNA MARIA, dec'd.

Late of Allentown City, Lehigh County, PA

Executrix: Susan E. Acevedo, 1522 Clauser Street, Hellertown, PA 18055

Attorney: Charlene D. Rauscher, Esq., P.O. Box 427, Fogelsville, PA 18051

MARI, JOHN J., dec'd.

Late of the City of Bethlehem, Northampton County, PA

Co-Executrices: Emily Anna Mari and Kimberly Ann Lehrman c/o Kevin Frank Danyi, Esq., Danyi Law, P.C., 133 East Broad Street, Bethlehem, PA 18018

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

MORRISON, IVA MAE, dec'd.

Late of Easton, Northampton County, PA

Executor: Shawn J. Morrison c/o Steven B. Molder, Esquire, 904 Lehigh St., Easton, PA 18042

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

SLOCUM, JUDITH ANN, dec'd.

Late of Hellertown, Northampton County, PA

Executor: Gregg Y. Slocum, 7016 Windswept Lane, Jeffersonville, PA 19403

STACKHOUSE, HOLLY PAULINE, dec'd.

Late of Bethlehem, Northampton County, PA

Executor: Michael S. Stackhouse 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

WEAVER, EVELYN M., dec'd.

Late of Allentown City, Lehigh County, PA

Executor: Kevin P. Weaver, 111 Silver Oak Drive, Renfrew, PA 16053

Attorney: Charlene D. Rauscher, Esq., P.O. Box 427, Fogelsville, PA 18051

WERNER, JANET E., dec'd.

Late of Palmer Township, Northampton County, PA

Co-Executors: Faith Ann Sickels and James Matthew Werner 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

ALFRED, SIGRID ROSE, dec'd.

Late of the City of Easton, Northampton County, PA

Administratrix: Patricia Gail Doane c/o Charles Bruno, Esquire, Bruno Law, P.O. Box 468, Easton, PA 18044-0468

Attorneys: Charles Bruno, Esquire, Bruno Law, P.O. Box 468, Easton, PA 18044-0468

BARTZ, MARY ANN, dec'd.

Late of Easton, Northampton County, PA

Executor: Michael Alan Bartz 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

CURCIO, FRANK J., dec'd.

Late of Easton, Northampton County, PA

Co-Executors: Michael Frank Curcio and Michele Marie Curcio c/o Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045

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

CUTH, CHRISTOPHER A., dec'd.

Late of Hanover Township, Northampton County, PA

Administratrix: Amanda C. Cuth, 3263 Parkview Drive, Apt. A, Whitehall, PA 18052

Attorney: Jason R. Costanzo, Esq., 17 N. 6th Street, Stroudsburg, PA 18360

EROH, JEANNE E. a/k/a JEAN E. THIBOU, dec'd.

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

Executor: Ryan R. Eroh 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

HAAS, JOSEPH R., dec'd.

Late of Bethlehem, Northampton County, PA

Executor: Jeffery R. Haas 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

MARSHALL, NANCY S., dec'd.

Late of Bethlehem, Northampton County, PA

Executrix: Elizabeth Marshall Walp c/o Joel M. Scheer, Esquire, Fishbone & Scheer, 940 West Lafayette Street, Easton, PA 18042

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

MORRIS, IVAN L., dec'd.

Late of Forks Township, Northampton County, PA

Executor: William Franz Morris 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

OEHLER, JACQUELINE M., dec'd.

Late of the Township of Williams,
Northampton County, PA

Administrators: Charles P.
Oehler and Dina Marie Fusco
c/o Richard Eugene Santee,
Esquire, Shay Santee & Kelhart
LLC, 44 E. Broad Street, Suite
210, Bethlehem, PA 18018

Attorneys: Richard Eugene
Santee, Esquire, Shay Santee &
Kelhart LLC, 44 E. Broad Street,
Suite 210, Bethlehem, PA 18018

SHEA, PAULINE M., dec'd.

Late of the Township of
Bethlehem, Northampton
County, PA

Executor: Mark Stephen Kuhns,
1550 Eaton Avenue, Bethlehem,
PA 18018

Attorney: Kristofer M. Metzger,
Esquire, P.O. Box 417, Center
Valley, PA 18034

SMITH, HALFRED CLESSON,
dec'd.

Late of the Borough of Nazareth,
Northampton County, PA

Executor: Dale Smith 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

TROXELL, STELLA M., dec'd.

Late of Easton, Northampton
County, PA

Executrix: Lucy Ann Mainzer 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

WEIDNER, TYLER NELSON, dec'd.

Late of the Township of Williams,
Northampton County, PA

Administratrix: Kerry Lee Kozic,
465 Raubsville Road, Easton, PA
18042

Attorneys: Victor E. Scomillio,
1216 Linden Street, P.O. Box
1409, Bethlehem, PA 18016

**LIMITED LIABILITY COMPANY
NOTICE**

NOTICE IS HEREBY GIVEN that
on July 7, 2026, Certificate of Orga-
nization was filed in the Department
of State of the Commonwealth of
Pennsylvania, for:

YESKA FARM, LLC

in accordance with the provisions of
the Limited Liability Act of 1994.

RICHARD H. PEPPER, ESQUIRE
717 Washington Street
Easton, PA 18042

July 30

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that
on the 16th day of June, 2026, the
Petition of Walter Elexander Jones
was filed in Northampton County
Court of Common Pleas at No. C-48-
CV-2026-05613, seeking to change
the name of Petitioner from Walter
Elexander Jones to Walter Alexander
Elliott. The Court has fixed Tuesday,
August 18, 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.

July 30

**COURT OF COMMON PLEAS OF
NORTHAMPTON COUNTY,
ORPHANS' COURT DIVISION
ESTATE OF**

Lazzara, Elizabeth S., DECEASED,
Late of Northampton County, PA

No. 2026-0775

TO: ROLF REMKE, brother and sole known heir of the decedent, whereabouts unknown, and to all other relatives and beneficiaries of the decedent:

NOTICE IS HEREBY GIVEN that GITSIT Solutions, LLC, a secured creditor of the decedent by virtue of a mortgage on 25 Tammy Lane, Easton, PA 18042, has filed a Petition to Appoint Personal Administrator of the above Estate. The Petition asks the Court to open the intestate Estate and to grant Letters of Administration to David Banks, Esquire, under 20 Pa.C.S. § 3155(b)(5). No Letters of Administration have been granted. By Order dated July 16, 2026, the Court awarded a Citation and directed that it be served by publication. You are cited to appear before the Orphans' Court Division of the Court of Common Pleas of Northampton County, 669 Washington Street, Easton, PA 18042, on or before September 16, 2026, and to show cause, if any you have, why you should not apply for and take out letters of administration on the Estate, or nominate another to do so in your place and stead. If you do not appear or file a responsive pleading on or before that date, the averments of the Petition will be deemed admitted and the Court may grant the relief requested without further notice to you.

July 30; Aug. 6, 13

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

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on AUGUST 7, 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-2016-10464
(#4 AUG/2026)**

BOROUGH OF FREEMANSBURG
vs.

JUSTIN A. FREEMAN,
SHARON FREEMAN

Property Address:

958 Ramblewood Lane, Freemansburg, PA 18017

UPI/Tax Parcel Number:

N7/2/88/0212

ALL THAT CERTAIN tract of land located in Freemansburg Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Justin A. Freeman and Sharon Freeman by deed recorded on November 20, 2006, in the Northampton County Recorder of Deeds office in Book 2006-1 at page 477640.

THEREON BEING ERECTED a two-story residential row home with vinyl siding and shingle roof.

**No. C-48-CV-2021-08343
(#13 AUG/2026)**

CELINK

vs.

JOAN CABRERA, MARIE
RIDGWAY, KNOWN HEIR OF JOAN
CABRERA, DECEASED, JAMES
RIDGWAY, KNOWN

HEIR OF JOAN CABRERA,
DECEASED, ROBERT RIDGWAY,
KNOWN HEIR OF JOAN CABRERA,
DECEASED

Property Address:

109 West Lincoln Street, Easton, PA 18042

UPI/Tax Parcel Number:

L9SE3C/15/6/0310

ALL THAT CERTAIN message or tenement and tract of land situate in Easton City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Joan Cabrera by deed recorded on February 26, 2001, in the Northampton County Recorder of Deeds office in Book 2001-1 at page 027646. AND THE SAID Joan Cabrera departed this life on or about January 16, 2026.

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

**No. C-48-CV-2022-03378
(#14 AUG/2026)**

U.S. BANK TRUST NATIONAL
ASSOCIATION, ET AL

vs.

ZAHKIR BHUIYA

Property Address:

142 Clover Hollow Road, Easton,
PA 18045

UPI/Tax Parcel Number:

K8/15/2-48/0324

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

TITLE TO SAID PREMISES is vested in Zakir Bhuiya by deed recorded on October 9, 2008, in the Northampton County Recorder of Deeds in Book 2008-1 at page 279752.

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

No. C-48-CV-2022-07542

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 Unit "H-5" in Park Place Condominium situate in Palmer Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Sara Marie Eckman by 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 townhouse with brick and vinyl exterior and shingle roof.

No. C-48-CV-2023-03209

(#16 AUG/2026)

U.S. BANK TRUST NATIONAL
ASSOCIATION, ET AL

vs.

SHIRLEY A. SCHANEBERGER

Property Address:

1420 Ferry Street, Easton, PA
18042

UPI/Tax Parcel Number:

L9SW2C/11/4/0310

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

TITLE TO SAID PREMISES is vested in Shirley A. Schaneberger by deed recorded on July 3, 2014, in the Northampton County Recorder of Deeds office in Book 2014-1 at page 110370.

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

No. C-48-CV-2023-07384

(#5 AUG/2026)

BETHLEHEM AREA
SCHOOL DISTRICT

vs.

IRIS M. MATEO-PEREZ

Property Address:

1495 East 7th Street, Bethlehem,
PA 18015

UPI/Tax Parcel Number:

P7SW1A/18/5/0204

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

TITLE TO SAID PREMISES is
vested in Iris M. Mateo-Perez by deed
recorded on July 22, 2019, in the
Northampton County Recorder of
Deeds office in Book 2019-1 at page
146570.

THEREON BEING ERECTED a
one-and-one-half-story single resi-
dential dwelling with vinyl siding and
shingle roof.

**No. C-48-CV-2024-07574
(#19 AUG/2026)**

TOWNSHIP OF BETHLEHEM

vs.

LOLA VASCIANA

Property Address:

4284 Hilltop Place, Bethlehem, PA
18020

UPI/Tax Parcel Number:

M7SE2/1/19/0205

ALL THAT CERTAIN lot or parcel
of land situate on the south side of
Hilltop Place, west of Reeve Drive, in
Bethlehem Township, Northampton
County, Pennsylvania.

TITLE TO SAID PREMISES is
vested in Lola Vasciana by deed
recorded on May 27, 2005, in the
Northampton County Recorder of
Deeds office in Book 2005-1 at page
197277.

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

**No. C-48-CV-2024-09605
(#15 AUG/2026)**

U.S. BANK TRUST NATIONAL
ASSOCIATION, ET AL

vs.

AMINTA SOCORO FIGUEROA

Property Address:

1446 East 6th Street, Bethlehem,
PA 18015

UPI/Tax Parcel Number:

P7SW1A/16/5/0204

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

TITLE TO SAID PREMISES is
vested in Aminta Figueroa by deed
recorded on September 2, 2023, in
the Northampton County Recorder of
Deeds office in Book 2003-1 at page
358368.

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

**No. C-48-CV-2025-00359
(#9 AUG/2026)**

HSBC BANK USA
NATIONAL ASSOCIATION

vs.

BOSCO CREDIT II, LLC

Property Address:

10 Ashlee Court, Easton, PA
18045

UPI/Tax Parcel Number:

M8NE3/32/1-20/0324

ALL THAT CERTAIN tract or parcel
of land situate on the north side of
Ashlee Court in Palmer Township,
Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is
vested in Bosco Credit II, LLC, by deed
recorded on July 2, 2025, in the
Northampton County Recorder of
Deeds office in Book 2025-1 at page
122601.

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

**No. C-48-CV-2025-05625
(#8 AUG/2026)**

FREEDOM MORTGAGE
CORPORATION

vs.

MICHAEL T. RYAN

Property Address:

1361 North Cottonwood Road,
Danielsville, PA 18038

UPI/Tax Parcel Number:

G4/2/2/0516

ALL THAT CERTAIN messuage,
tenement and tract of land located on
the south side of North Cottonwood
Road (T 474) in Lehigh Township,
Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is
vested in Michael T. Ryan by deed
recorded on December 1, 2017, in the
Northampton County Recorder of
Deeds office in Book 2017-1 at page
264127.

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

No. C-48-CV-2025-07212**(#1 AUG/2026)**

LAKEVIEW LOAN SERVICING LLC

vs.

JEWEL N. HOLI

Property Address:

612 South Bishopthorpe Street,
Bethlehem, PA 18015

UPI/Tax Parcel Number:

P6SW3A/4/3/0204

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

TITLE TO SAID PREMISES is
vested in Jewel N. Holli by deed from
Michael Rudy, said deed recorded on
March 6, 2017, in the Northampton
County Recorder of Deeds office in
Book 2017-1 at page 46763.

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

No. C-48-CV-2025-08835**(#21 AUG/2026)**

SAUCON VALLEY SCHOOL

DISTRICT

vs.

JEANETTE C. CONRAD

Property Address:

110 Northampton Street, Heller-
town, PA 18055

UPI/Tax Parcel Number:

Q7SW3C/1/9B/0715

ALL THAT CERTAIN half-double
home and lot located on the western
side of Northampton Street in Heller-
town Borough, Northampton County,
Pennsylvania.

TITLE TO SAID PREMISES is
vested in Jeanette C. Conrad by deed
recorded on March 26, 2021, in the
Northampton County Recorder of
Deeds office in Book 2021-1 at page
108352.

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

No. C-48-CV-2026-00229**(#10 AUG/2026)**

SANTANDER BANK NA

vs.

PHILLIP SCHWENK, KNOWN HEIR
OF BERTHA SCHWENK,
DECEASED, UNKNOWN HEIRS,
SUCCESSORS,
ASSIGNS AND ALL PERSONS,
FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER
BERTHA SCHWENK, DECEASED

Property Address:

2170 Johnston Avenue,
Bethlehem, PA 18015

UPI/Tax Parcel Number:

N7SE4/24/5/0719

ALL THAT CERTAIN lot, parcel or
piece of land lying, situate and being
in Lower Saucon Township,
Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is
vested in Bertha Schwenk by deed
recorded on February 19, 1998, in
the Northampton County Recorder of
Deeds office in Book 1998-1 at page
18099. The said Bertha Schwenk

departed this life on or about June 22, 2025.

THEREON BEING ERECTED a two-story Cape Cod-style single residential dwelling with vinyl siding 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.

CHRISTOPHER ZIEGER

Sheriff

Northampton County,

Pennsylvania

Jul 16, 23, 30

Hon. Edward D. Reibman (Ret.)

Mediation. Arbitration. Neutral.



P.O. Box 21
Emmaus, PA 18049

484-201-1741 (mobile)

edwardreibman
@gmail.com

www.reibmanadr.com

- **THIRTY-FOUR YEARS** as a general jurisdiction trial judge, Lehigh County, Pa., Court of Common Pleas, including President Judge of 10-judge court and four years as Senior Judge
- **EXTENSIVE EXPERIENCE** in all aspects of civil and orphans court matters
- **FORMERLY** Sole Practitioner, Allentown, Pa; Trial Attorney, U.S. Department of Justice, Civil Rights Division, Washington, D.C.; and Law Clerk to Judge Brian Simpson, U.S. Court of Appeals, 5th Cir. (now 11th Cir.)
- **GRADUATE** of Duke University School of Law and Lafayette College
- **U.S. ARMY RESERVES**, Drill Sergeant, Honorable Discharge
- **AVAILABLE TO TRAVEL**