

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**BONISESE, DENNIS M., dec'd.**

Late of Borough of Hellertown, Northampton County, PA
Executrix: Victoria Bonisese Ralston 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

DERHAMMER, PATRICIA A., dec'd.

Late of Northampton, Northampton County, PA
Executor: Thomas Dale Derhammer c/o Daniel G. Dougherty, Esq., 881 3rd St., Suite B-3, Whitehall, PA 18052
Attorney: Daniel G. Dougherty, Esq., 881 3rd St., Suite B-3, Whitehall, PA 18052

EADES, JOHN ALWYN, dec'd.

Late of 7106 Kirkland Village Circle, Bethlehem, Northampton County, PA
Executrix: Wendy J. Ashby, Esquire

Attorneys: Wendy J. Ashby, Esq., Ashby Law Offices, LLC, 314 West Broad Street, Suite 118, Quakertown, PA 18951

FAUST, MARJORIE M., dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Executrix: Deborah Lynn Beltran 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

GAIDON, PETER R., dec'd.

Late of Bethlehem Township, Northampton County, PA
Executor: John P. Veschi, 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

LAROS, JEAN A., dec'd.

Late of the Borough of Nazareth, Northampton County, PA
Executrix: Dolores Jean Bertha c/o Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045

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

MIKSAD, STACIE ANN, dec'd.

Late of 9 Sandy Drive, Walnutport, Northampton County, PA

Executor: Paul G. Miksad c/o Reich and Furst Law Offices, 121 N. Cedar Crest Boulevard, Suite B, Allentown, PA 18104

Attorneys: Reich and Furst Law Offices, 121 N. Cedar Crest Boulevard, Suite B, Allentown, PA 18104

PARSONS, REBECCA ANN, dec'd.

Late of the Township of Lower Mount Bethel, Northampton County, PA

Executor: Harold R. Parsons, Jr., 8998 North Delaware Drive, Bangor, PA 18013

Attorneys: Ronold J. Karasek, Esquire, Karasek Law Offices, LLC, 641 Market Street, Bangor, PA 18013

PYSHER, SHARON M., dec'd.

Late of Northampton County, PA

Executor: John Pappas c/o Dolores A. Laputka, Esquire, Norris McLaughlin, P.A., 515 West Hamilton Street, Suite 502, Allentown, PA 18101

Attorneys: Dolores A. Laputka, Esquire, Norris McLaughlin, P.A., 515 West Hamilton Street, Suite 502, Allentown, PA 18101

**REAGAN, EDWARD DOUGLAS
a/k/a EDWARD D. REAGAN &
EDWARD REGAN, dec'd.**

Late of Forks Twp., Northampton County, PA

Administratrix: Hazel D. Reagan c/o D. Barry Pritchard, Jr., Esq., Law Offices of D. Barry Pritchard, Jr., P.O. Box 276, Narberth, PA 19072

Attorneys: D. Barry Pritchard, Jr., Esq., Law Offices of D. Barry Pritchard, Jr., P.O. Box 276, Narberth, PA 19072

SILFIES, HAROLD A., dec'd.

Late of Walnutport, Northampton County, PA

Personal Representative: Richard A. Silfies c/o R. Nicholas Nanovic, Esquire, 33 S. 7th Street, P.O. Box 4060, Allentown, PA 18105-4060

Attorney: R. Nicholas Nanovic, Esquire, 33 S. 7th Street, P.O. Box 4060, Allentown, PA 18105-4060

ST. CLAIR, JOHN B., dec'd.

Late of Nazareth, Northampton County, PA

Executor: John Hartfelder St. Clair 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

STUPAK, JOSEPH C., dec'd.

Late of Northampton, Northampton County, PA

Executor: Geoffrey Buskirk c/o Sally L. Schoffstall, Esquire, Schoffstall Elder Law, 2987 Corporate Court, Suite 200, Orefield, PA 18069

Attorneys: Sally L. Schoffstall, Esquire, Schoffstall Elder Law, 2987 Corporate Court, Suite 200, Orefield, PA 18069

**ZIMMERMAN, SYLVANUS A., IV,
dec'd.**

Late of Walnutport, Northampton County, PA

Executrix: Carolyn S. Zimmerman 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

SECOND PUBLICATION**BERNHARDT, FLORENCE MAY,
dec'd.**

Late of the Township of Palmer, Northampton County, PA

Executor: Ronald Thomas Bernhardt 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

CHOMA, ROBERT FRANK, dec'd.
Late of Bethlehem Township, Northampton County, PA
Executor: Jay B. Maurer c/o Daniel P. Sabetti, Esquire, Sabetti Law Offices, 224 West Broad Street, Bethlehem, PA 18018

Attorneys: Daniel P. Sabetti, Esquire, Sabetti Law Offices, 224 West Broad Street, Bethlehem, PA 18018

CUMMINS, SANDRA L., dec'd.
Late of Allentown, Lehigh County, PA
Personal Representative: Wesley P. Cummins c/o Anne K. Manley, Esquire, 33 S. 7th Street, P.O. Box 4060, Allentown, PA 18015-4060
Attorney: Anne K. Manley, Esquire, 33 S. 7th Street, P.O. Box 4060, Allentown, PA 18015-4060

GEHRIS, SUSAN L., dec'd.
Late of the Borough of Hellertown, Northampton County, PA
Executor: Kevin D. Gehris 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

GIBBS, ERIC J., dec'd.
Late of Bethlehem, Northampton County, PA
Administratrix: Shannon Guarino-Smith c/o Richard E. Santee, Esquire, 44 East Broad Street, Suite 210, Bethlehem, PA 18018
Attorney: Richard E. Santee, Esquire, 44 East Broad Street, Suite 210, Bethlehem, PA 18018

GOSZTONYI, JOANN L., dec'd.
Late of the Borough of Nazareth, Northampton County, PA
Executrix: Cynthia Lee Ann Jones 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

HUSOVSKY, CHARLES, dec'd.
Late of the City of Bethlehem, Northampton County, PA
Executor: Richard Husovsky c/o James Martin Connell, Esquire, 251 East Broad Street, Bethlehem, PA 18018
Attorney: James Martin Connell, Esquire, 251 East Broad Street, Bethlehem, PA 18018

JOHN, CHERYL ANN a/k/a CHERYL A. JOHN, dec'd.
Late of 106 Arbor Street, Berwick, Columbia County, PA
Administratrix: Janice A. Boop
Attorneys: Matthew E. Turowski, Esquire, MPL Law Firm, 38 West Third Street, Bloomsburg, PA 17815

KANAS, JOSEPH J., Jr., dec'd.
Late of Walnutport, Northampton County, PA
Administratrix: Jennifer L. Bauer c/o Stephen A. Strack, Esquire, Steckel & Stopp, LLC, 125 S. Walnut Street, Suite 210, Slatington, PA 18080
Attorneys: Stephen A. Strack, Esquire, Steckel & Stopp, LLC, 125 S. Walnut Street, Suite 210, Slatington, PA 18080

KLINGER, NEVIN J., dec'd.
Late of the City of Bethlehem, Northampton County, PA
Executors: Father Anthony P. Mongiello and Monsignor Edward J. Coyle c/o James Martin Connell, Esquire, 251

East Broad Street, Bethlehem,
PA 18018

Attorney: James Martin Connell,
Esquire, 251 East Broad Street,
Bethlehem, PA 18018

MANOGUE, ELLA J., dec'd.

Late of the Township of Lehigh,
Northampton County, PA
Executrix: Alicia M. Creyer 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

MANOWAY, ETHEL L., dec'd.

Late of the Borough of Wind Gap,
Northampton County, PA
Executrices: Tara J. Harris and
Tina Jo Gassler
Attorney: Nicholas R. Sabatine,
III, Esquire, 16 S. Broadway,
Suite 1, Wind Gap, PA, 18091

MILLER, THOMAS C., dec'd.

Late of the City of Bethlehem,
Northampton County, PA
Co-Executors: Carole Ann Miller
and Neil Thomas Miller c/o
Michael C. Deschler, Esquire,
Shay, Santee, Kelhart & Deschler
LLC, 44 East Broad Street, Suite
210, Bethlehem, PA 18018
Attorneys: Michael C. Deschler,
Esquire, Shay, Santee, Kelhart
& Deschler LLC, 44 East Broad
Street, Suite 210, Bethlehem, PA
18018

OLESEN, DONNA M., dec'd.

Late of the Township of Palmer,
Northampton County, PA
Executor: Richard R. Shingola,
Jr. 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

SCHIRRIPA, BEVERLY MARIE,
dec'd.

Late of Borough of Bangor,
Northampton County, PA
Administrator: John Dominic
Schirripa, 280 N. 11th Street,
Bangor, PA 18013

Attorneys: Jason R. Costanzo,
Esq., ARM Lawyers, 115 E.
Broad Street, Bethlehem, PA
18018

SOLT, GLENN C., dec'd.

Late of the Township of Bushkill,
Northampton County, PA
Executrix: LuAnn C. Glantz,
4359 Christian Springs Rd.,
Nazareth, PA 18064

**SOLT, LUELLA S. a/k/a LUELLA
G. SOLT**, dec'd.

Late of the Borough of Nazareth,
Northampton County, PA
Executrix: LuAnn C. Glantz,
4359 Christian Springs Rd.,
Nazareth, PA 18064

WILLIAMSON, DALE R., SR.,
dec'd.

Late of the Township of Bushkill,
Northampton County, PA
Co-Executors: Marci Ann Sledz,
Lori Ann Biechy and Dale R.
Williamson, Jr. 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

THIRD PUBLICATION

ADAMS, RICHARD L. JR., dec'd.

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

Executrix: Kim Embley Culver
c/o Theresa Hogan, Esquire, 340
Spring Garden Street, Easton,
PA 18042

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

ANDERSON, ANN FOLSOM, dec'd.
Late of Hellertown, Northampton County, PA

Executor: Arwen Anderson
Attorneys: Michael F. Corriere, Esquire, Corriere and Andres, LLC, 433 East Broad Street, P.O. Box 1217, Bethlehem, PA 18016-1217

BENTON, KEVIN SCOTT, JR., dec'd.

Late of the City of Easton, Northampton County, PA
Administrators: Kevin Scott Benton, Sr and Sherri Marie Harstine c/o Theresa Hogan, Esquire, 340 Spring Garden Street, Easton, PA 18042
Attorney: Theresa Hogan, Esquire, 340 Spring Garden Street, Easton, PA 18042

BROWN, NOEL CAROL, dec'd.

Late of the Borough of Wilson, Northampton County, PA
Administratrix: Alison M. Lendvai 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

HAAS, ROBERTA R., dec'd.

Late of Bethlehem, Northampton County, PA
Administrators: Jeffery R. Haas and Keith A. 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

MAURER, GLEN D., dec'd.

Late of Bethlehem, Northampton County, PA
Executor: Luis A. Ortiz
Attorneys: Michael F. Corriere, Esquire, Corriere and Andres, LLC, 433 East Broad Street, P.O. Box 1217, Bethlehem, PA 18016-1217

LLC, 433 East Broad Street, P.O. Box 1217, Bethlehem, PA 18016-1217

MILLER, DIANE a/k/a DIANE M. MILLER, dec'd.

Late of City of Easton, Northampton County, PA
Administratrix: Melissa Ann Wellen, 16 Middle Court, Easton, PA 18045

NEHODA, JOAN T., dec'd.

Late of Forks Township, Northampton County, PA
Executor: Glenn W. Nehoda c/o Steven B. Molder, Esquire, 904 Lehigh St., Easton, PA 18042
Attorney: Steven B. Molder, Esquire, 904 Lehigh St., Easton, PA 18042

PEDERSON, JUDITH C., dec'd.

Late of Bath, Northampton County, PA
Executrix: Michelle Dabrio c/o Santanasto Law, 210 E. Broad Street, Bethlehem, PA 18018
Attorney: Santanasto Law, 210 E. Broad Street, Bethlehem, PA 18018

SALOUM, SUSAN LEE, dec'd.

Late of Catasauqua, Northampton County, PA
Co-Administratrices: Kristen Alexandra Lipovsky and Sarah Ann Lipovsky c/o Sara J. Hogan, Esquire, Plunkett & Graver, PC, 615 Waterford Drive, Suite 301, Allentown, PA 18102
Attorneys: Sara J. Hogan, Esquire, Plunkett & Graver, PC, 615 Waterford Drive, Suite 301, Allentown, PA 18102

SMITH, DEBORAH L., dec'd.

Late of Bethlehem, Northampton County, PA
Administrator: Michael F. Corriere, Esquire, Corriere and Andres, LLC, 433 East Broad Street, P.O. Box 1217, Bethlehem, PA 18016-1217

Attorneys: Michael F. Corriere, Esquire, Corriere and Andres, LLC, 433 East Broad Street, P.O. Box 1217, Bethlehem, PA 18016-1217

SMITH, ROLANDE G., dec'd.

Late of the Township of Lehigh, Northampton County, PA
Co-Administrators: Mark Andrew Smith and Matthew James Smith 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

STAATS, DONALD C., dec'd.

Late of Bath, Northampton County, PA
Administrator: Tyler Robert Weaver c/o Gardner Law Office, 740 Main Street, Bethlehem, PA 18018
Attorneys: Gardner Law Office, 740 Main Street, Bethlehem, PA 18018

STAATS, DONALD G., dec'd.

Late of Bath, Northampton County, PA
Administrator: Tyler Robert Weaver c/o Gardner Law Office, 740 Main Street, Bethlehem, PA 18018
Attorneys: Gardner Law Office, 740 Main Street, Bethlehem, PA 18018

TELEPO, RONALD W., dec'd.

Late of Easton, Northampton County, PA
Administrator: Jeffrey W. Telepo, 1405 South Carolina Ave., SE, Washington, D.C. 20003

VISPERAS, MARIO F., dec'd.

Late of the City of Bethlehem, Northampton County, PA

Co-Executrices: Virginia Gloria Visperas, 1566 Kelchner Road, Bethlehem, PA 18018 and Lourdes Marily Visperas, 747 Apollo Drive, Bethlehem, PA 18017

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

VOLPE, CHARLES J., dec'd.

Late of Easton, Northampton County, PA

Co-Executors: Charles Ronald Volpe and Charlene Rose Harrison c/o Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045

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

WILSON, DAVID J., dec'd.

Late of Township of Forks, Northampton County, PA

Administrator: Stephen Richard Wilson c/o William E. Hutcheson III, Esq., 91 Larry Holmes Drive, Suite 200, Easton, PA 18042

Attorney: William E. Hutcheson III, Esq., 91 Larry Holmes Drive, Suite 200, Easton, PA 18042

**NOTICES OF INCORPORATION
THE DURNIN
CORPORATION, INC.**

has been incorporated under the provisions of Pennsylvania Business Corporation Law of 1988, as amended.

Jan. 29

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 the purpose 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:

HOWELL FINANCIAL, INC.

HENRY R. NEWTON, JR., ESQUIRE
HERSTER, NEWTON & MURPHY
127 North Fourth Street
Easton, PA 18042

Jan. 29

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 January 8, 2026, 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:

**SA GOFFREDO
PROPERTIES, LLC**

DAVID J. CERAUL, ESQUIRE
22 Market Street
Bangor, PA 18013

Jan. 29

NOTICE OF DISSOLUTION

NOTICE IS HEREBY GIVEN that **GREATER GOOD, LLC**, a Pennsylvania restricted professional limited liability company, having a registered office at 421 Dogwood Lane, Nazareth, PA 18064 is filing Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania and that its Board of Directors is now engaged in winding up and settling the affairs of the corporation so that its corporate existence shall be ended by the issuance of a Certificate of

Dissolution under the Pennsylvania Business Corporation Law of 1988.

STEVEN N. GOUDSOUZIAN, LLC
2940 William Penn Highway
Easton, PA 18045-5227

Jan. 29

**NORTHAMPTON COUNTY
COURT OF COMMON PLEAS**
TRUIST BANK f/k/a BRANCH
BANKING AND TRUST COMPANY,
Plaintiff

v.

CYNTHIA GEIST, KNOWN
SURVIVING HEIR
OF RICHARD J. SHOOK, JR.,
JOHN SHOOK, KNOWN
SURVIVING HEIR OF
RICHARD J. SHOOK, JR.,
AND UNKNOWN
SURVIVING HEIRS OF
RICHARD J. SHOOK, JR.,
Defendants

**NO.: C-48-CV-2025-12245
NOTICE OF ACTION IN
MORTGAGE FORECLOSURE**

TO: Unknown Surviving Heirs Of
Richard J. Shook, Jr.
Premises subject to foreclosure:
2199 E. Best Rd., Bath, Pennsylvania
18014.

NOTICE: 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 judgment 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, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer. If you cannot afford to hire a lawyer, this office may be able to provide you with information about

agencies that may offer legal services to eligible persons at a reduced fee or no fee.

Lawyer Referral Service
155 South Ninth St.
P.O. Box 4733
Easton, PA 18042
(610) 258-6333
MCCABE, WEISBERG
& CONWAY, LLC
ATTORNEYS FOR PLAINTIFF
1420 Walnut St., Ste. 1501
Philadelphia, PA 19102
(215) 790-1010

Jan. 29

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

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on FEBRUARY 6, 2026, at ten o'clock a.m. in the COUNCIL CHAMBERS, THIRD FLOOR, of the Northampton County Government Center, within the City of Easton, County of Northampton and State of Pennsylvania.

PLEASE TAKE NOTICE that the sale price will include only the outstanding taxes certified to the Sheriff's Office. Any taxes not reported to the Sheriff are the responsibility of the purchaser.

**No. C-48-CV-2016-03340
(#30 FEB/2026)**

CITY OF EASTON

vs

JUAN J. FORERO,
JENNY FORERO

Property Address:

1223 Jackson Street, Easton, PA
18042

UPI/Tax Parcel Number:

L9NE4D/3/13/0310

ALL THAT CERTAIN one-half of a double frame house and lot or piece of land situated on the north side of Jackson Street in Easton City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Juan J. Forero and Jenny

Forero by deed from Paul A. Finken, said deed recorded on August 18, 2005, in the Northampton County Recorder of Deeds office in Book 2005-1 at page 317352.

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

No. C-48-CV-2018-08503

(#26 FEB/2026)

NORTHAMPTON AREA
SCHOOL DISTRICT

vs

JAMES J. MALSCH,
NINA M. MALSCH

Property Address:

627 English Road, Bath, PA 18014

UPI/Tax Parcel Number:

H5/23/4/0520

ALL THAT CERTAIN messuage or tenement and lot or piece of ground situate in Moore Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in James J. Malsch and Nina M. Malsch by deed recorded on December 7, 1967, in the Northampton County Recorder of Deeds Office in Book 310 at page 342.

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

No. C-48-CV-2019-03078

(#37 FEB/2026)

TOWNSHIP OF BETHLEHEM

vs

KEITH I. MARSHBURN,
MICHELLE A. MARSHBURN

Property Address:

2905 Bridge Lane, Bethlehem, PA
18020

UPI/Tax Parcel Number:

M7/17/3-236/0205

ALL THAT CERTAIN lot or parcel of land situate on the west side of Bridge Lane in Bethlehem Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Keith I. Marshburn and Michelle A. Marshburn by deed from CMC Development Corporation, said deed recorded on August 7, 2001, in the Northampton County Recorder of Deeds office in Book 2001-1 at page 155681.

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

No. C-48-CV-2019-04476

(#22 FEB/2026)

SAUCON VALLEY
SCHOOL DISTRICT

vs

LINDA R. KOSPIAH

Property Address:

1857 Mansfield Street, Hellertown,
PA 18055

UPI/Tax Parcel Number:

Q7SW4/1/24B2/0719

ALL THAT CERTAIN property located in Lower Saucon Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Linda R. Kospiah by deed recorded on February 20, 1998, in the Northampton County Recorder of Deeds office in Book 1998-1 at page 018691.

THEREON BEING ERECTED a two-story residential apartment building with brick exterior and shingle roof.

No. C-48-CV-2019-11858

(#43 FEB/2026)

J.P. MORGAN MORTGAGE
TRUST 2006-A1, ET AL

vs

CARLOS M. ORTIZ, JR.,
RAHMIENEH KHALILI,
UNITED STATES OF AMERICA

Property Address:

2065 Quail Court, Bethlehem, PA
18015

UPI/Tax Parcel Number:

Q6/6/3B-5/0719

ALL THAT CERTAIN lot or parcel of ground, together with the improvements erected thereon, situate in Lower Saucon Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Carlos M. Ortiz, Jr., and Rahmieneh Khalili, as tenants in common, by deed from Jeffrey Crocus and Gayle Trauger, as joint tenants with rights of survivorship, said deed recorded on November 15, 2005, in the Northampton County Recorder of Deeds office in Book 2005-1 at page 454984.

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

No. C-48-CV-2019-12011

(#24 FEB/2026)

NORTHAMPTON AREA
SCHOOL DISTRICT

vs

JASON LAUCHNOR

Property Address:

1124 Wynnewood Drive,
Northampton, PA 18067

UPI/Tax Parcel Number:

M4/1/1-56/0501

ALL THAT CERTAIN messuage, tenement and lot or parcel of land situate in Allen Township, Northampton County, Pennsylvania, designated as Lot No. 56 on the Plan of Penn's Chase as recorded in Plan Book 2001-5 at page 323.

TITLE TO SAID PREMISES is vested in Jason Lauchnor by deed from Jennifer J. Britton, said deed recorded on June 20, 2005, in the Northampton County Recorder of Deeds office in Book 2005-1 at page 228758.

THEREON BEING ERECTED a two-story half-double residential townhouse with combination vinyl siding/brick exterior, shingle roof and attached two-car garage.

No. C-48-CV-2020-06491**(#29 FEB/2026)**

CITY OF EASTON

vs

GURSHINDER MATHARU,
HARCHARAN MATHARU**Property Address:**734 Wolf Avenue, Easton, PA
18042**UPI/Tax Parcel Number:**

L9SE1C/26/10/0310

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate on the south side of Wolf Avenue in Easton City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Gurshinder Matharu and Harcharan Matharu by deed recorded on July 14, 1999, in the Northampton County Recorder of Deeds office in Book 1999-1 at page 105594.

THEREON BEING ERECTED a commercial warehouse with brick exterior and shingle roof. Parcel also includes a detached brick building.

No. C-48-CV-2022-03711**(#28 FEB/2026)**

CITY OF EASTON

vs

GURSHINDER MATHARU

Property Address:755 Wolf Avenue, Easton, PA
18042**UPI/Tax Parcel Number:**

L9SE1C/23/29/0310

ALL THAT CERTAIN lot or piece of ground, with the improvements thereon erected, situate on the north side of Wolf Avenue in Easton City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Gurshinder Matharu by deed from USP Holdings, said deed recorded on December 10, 2018, in the Northampton County Recorder of Deeds office in Book 2018-1 at page 261432.

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

No. C-48-CV-2023-00209**(#11 FEB/2026)**MANUFACTURERS AND TRADERS
TRUST COMPANY, AS TRUSTEE,
ET AL

vs

JOHN C. MUSNISKEY, JR.,
TRACIE A. MUSNISKEY, a/k/a
TRACIE A. DAUERNHEIM**Property Address:**55 West Garrison Street,
Bethlehem, PA 18018**UPI/Tax Parcel Number:**

P6NE1A/24/8/0204

ALL THAT CERTAIN messuage, tenement and lot or piece of land situate on the south side of West Garrison Street in Bethlehem City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in John C. Musniskey, Jr., and Tracie A. Musniskey by deed from John C. Musniskey, Jr., and Tracie A. Musniskey, f/k/a Tracie A. Dauernheim, said deed recorded on May 30, 1995, in the Northampton County Recorder of Deeds office in Book 1995-1 at page 046014.

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

No. C-48-CV-2023-00419**(#46 FEB/2026)**US BANK TRUST NATIONAL
ASSOCIATION, ET AL

vs

BRANDY NOVAK,
a/k/a BRANDY LEE NOVAK,
ADMINISTRATRIX OF THE
ESTATE OF JON SERHUS,
a/k/a JON E. SERHUS**Property Address:**118 South Elm Street, Nazareth,
PA 18064

UPI/Tax Parcel Number:

J7SE3B/8/13C/0421

ALL THAT CERTAIN messuage or tenement and lot or piece of land situate in Nazareth Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Jon Serhus by deed from Tammy Lee Siderias, said deed recorded on October 6, 2006, in the Northampton County Recorder of Deeds office in Book 2006-1 at page 416267.

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

No. C-48-CV-2023-06166**(#27 FEB/2026)**NORTHAMPTON AREA
SCHOOL DISTRICT

vs

BRIAN W. MENSINGER

Property Address:4350 Cedar Drive, Walnutport, PA
18088**UPI/Tax Parcel Number:**

H2/26/9D/0516

ALL THAT CERTAIN tract of land located in Lehigh Township, Northampton County, Pennsylvania, and known as Lot #2 in the Subdivision of Lands of Landis Jones, which subdivision map is recorded in Map Book 93 at page 37.

TITLE TO SAID PREMISES is vested in Brian W. Mensinger by deed from Shawn Michael Jones, said deed recorded on January 3, 2017, in the Northampton County Recorder of Deeds office in Book 2017-1 at page 749.

THEREON BEING vacant land.

No. C-48-CV-2023-08627**(#8 FEB/2026)**

CITY OF EASTON

vs

MICHAEL W. DENNY, III

Property Address:726 West Wilkes-Barre Street,
Easton, PA 18042**UPI/Tax Parcel Number:**

L9SE4D/19/6/0310

ALL THAT CERTAIN tract or piece of ground, with the improvements thereon, situate on the south side of West Wilkes-Barre Street in Easton City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Michael W. Denny, III, by deed from Michael D. Moskella, said deed recorded on May 19, 2020, in the Northampton County Recorder of Deeds office in Book 2020-1 at page 108204.

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

No. C-48-CV-2024-03212**(#2 FEB/2026)**CROSSCOUNTRY
MORTGAGE, LLC

vs

GRISELDA ISABELLA GARCIA,
MARIA R. FERNANDEZ ESPINAL
DE MATOS, RAMON J. MOYA**Property Address:**3122 Christine Street, Bethlehem,
PA 18020**UPI/Tax Parcel Number:**

N7NW3/9/2/0205

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

TITLE TO SAID PREMISES is vested in Maria R. Fernandez Espinal de Matos and Ramon J. Moya, as joint tenants with right of survivorship, by deed from Brian S. Krcelich and Colleen Krcelich, said deed recorded on October 15, 2021, in the Northampton County Recorder of Deeds office in Book 2021-1 at page 372051.

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

Deeds office in Book 2020-1 at page 30029.

THEREON BEING ERECTED a two-story single residential dwelling with combination stucco exterior/stone veneer, shingle roof and attached three-car garage.

No. C-48-CV-2024-03728

(#31 FEB/2026)

CITY OF EASTON

vs

DAVID J. BAKER, JR.

Property Address:

1412 Washington Street, Easton,
PA 18042

UPI/Tax Parcel Number:

L9SW2C/26/5/0310

ALL THAT CERTAIN dwelling house and lot of land situate in the 7th Ward of Easton City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in David J. Baker, Jr., by deed recorded on June 26, 2020, in the Northampton County Recorder of Deeds office in Book 2020-1 at page 140015.

THEREON BEING ERECTED a three-story residential row home with brick exterior and shingle roof.

No. C-48-CV-2024-04683

(#40 FEB/2026)

TOWNSHIP OF PALMER

vs

DAVINDER KAUR

Property Address:

37 Saddle Lane, Easton, PA 18045

UPI/Tax Parcel Number:

L8/6/17-13/0324

ALL THAT CERTAIN tract of land situated in Palmer Township, Northampton County, Pennsylvania, and being shown as Lot 7-13 on the Plan entitled "Final Plan, Phase 7, Park View Estates" as recorded in Map Book 2007-5 at page 428.

TITLE TO SAID PREMISES is vested in Davinder Kaur by deed from Kay Parkview, LLC, said deed recorded on November 6, 2020, in the Northampton County Recorder of

No. C-48-CV-2024-05339

(#20 FEB/2026)

FORKS TOWNSHIP

vs

ERIC SHELTON,
SHAREE L. SHELTON

Property Address:

203 Ramblewood Drive, Easton,
PA 18040

UPI/Tax Parcel Number:

K9/16/29/0311

ALL THAT CERTAIN lot or parcel of land situate on the easterly side of Ramblewood Drive in Forks Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Eric Shelton and Sharee L. Shelton by deed from Charles M. Amster and Donna R. Amster, said deed recorded on June 18, 2002, in the Northampton County Recorder of Deeds office in Book 2002-1 at page 158202.

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

No. C-48-CV-2024-05665

(#39 FEB/2026)

TOWNSHIP OF PALMER

vs

MICHAEL T. COOPER,
MARY S. COOPER

Property Address:

218 Lower Way Road, Easton, PA
18045

UPI/Tax Parcel Number:

K8/15/2-29/0324

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

TITLE TO SAID PREMISES is vested in Mary S. Cooper and Michael T. Cooper by deed from Wilmington Trust National Association, said deed recorded on March 9, 2021, at the Northampton County Recorder of Deeds office in Book 2021-1 at page 88849.

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

No. C-48-CV-2024-06504**(#25 FEB/2026)**NORTHAMPTON AREA
SCHOOL DISTRICT

vs

ALICIA M. HOWARD

Property Address:

5744 Indian Trail Road, Northampton, PA 18067

UPI/Tax Parcel Number:

K3/13/1/0501

ALL THAT CERTAIN tract or parcel of land located along the northerly side of Indian Trail Road (L.R. 48068) in Allen Township, Northampton County, Pennsylvania, and known as Lot 2 on the minor subdivision plan for Patricia Rizzotto Moore recorded in Plan Book 88 at page 39.

TITLE TO SAID PREMISES is vested in Alicia M. Howard by deed from Federal National Mortgage Association, said deed recorded on April 27, 1993, in the Northampton County Recorder of Deeds office in Book 894 at page 37.

THEREON BEING ERECTED a three-story colonial-style single residential dwelling with brick exterior and shingle roof.

No. C-48-CV-2024-07898**(#16 FEB/2026)**BETHLEHEM AREA
SCHOOL DISTRICT

vs

STEVEN BASIC, TOM BASIC

Property Address:

1501 4th Street, Bethlehem Twsp, PA 18020

UPI/Tax Parcel Number:

N7SE1/14/1X/0205

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

TITLE TO SAID PREMISES is vested in Steven Basic and Tom Basic by deed from Tomislav Basic and Nada Basic, said deed recorded on June 26, 2020, in the Northampton County Recorder of Deeds office in Book 2020-1 at page 140611.

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

No. C-48-CV-2024-09184**(#17 FEB/2026)**BETHLEHEM AREA
SCHOOL DISTRICT

vs

THOMAS YEAGER

Property Address:

782 East Washington Avenue, Bethlehem, PA 18017

UPI/Tax Parcel Number:

N6SE3B/13/13/0204

ALL THAT CERTAIN piece, parcel or lot of ground, with the dwelling thereon erected, situate, lying and being in the Fifteenth Ward of Bethlehem City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Thomas Yeager and Barbara Ann Yeager by deed recorded on August 1, 1988, in the Northampton County Recorder of Deeds office in Book 752 at page 719. The said Barbara Ann Yeager departed this life on May 19, 2018, whereby title

became vested solely in Thomas Yeager.

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

No. C-48-CV-2025-01080**(#45 FEB/2026)**

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

vs

DEBORAH G. KING, a/k/a
DEBORAH G. SNYDER,
EDWARD T. SNYDER

Property Address:

1044 2nd Avenue, Hellertown, PA
18055

UPI/Tax Parcel Number:

Q7SW2A/3/9/0715

ALL THAT CERTAIN messuage, tenement and lot or piece of ground situate in Hellertown Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Deborah G. King and Edward T. Snyder, as joint tenants with the right of survivorship, by deed from Millard J. Carroll, III, and Jennifer E. Carroll, husband and wife, said deed recorded on December 3, 2003, in the Northampton County Recorder of Deeds office in Book 2003-1 at page 501475.

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

No. C-48-CV-2025-04966**(#44 FEB/2026)**

CARRINGTON MORTGAGE
SERVICES, LLC

vs

PATRICIA M. SESOKO

Property Address:

3105 Washington Street,
Bethlehem, PA 18020

UPI/Tax Parcel Number:

N7NW3/56/13/0205

ALL THAT CERTAIN messuage, tenement and lot or piece of land lying

and being in Bethlehem Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Patricia M. Sesoko by deed from Clara A. Kaniper, single, said deed recorded on September 30, 2011, in the Northampton County Recorder of Deeds office in Book 2011-1 at page 200764.

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

No. C-48-CV-2025-04970**(#42 FEB/2026)**

U.S. BANK TRUST NATIONAL
ASSOCIATION, ET AL

vs

LOUETTA MAYERS, a/k/a
LOUETTA A. MAYERS

Property Address:

1223 Keller Road, Wind Gap, PA
18091

UPI/Tax Parcel Number:

G7/4/2F/0406

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

TITLE TO SAID PREMISES is vested in Robert Mayers and Louetta A. Mayers by deed from Ernest W. Mayers and Alverna M. Mayers, said deed recorded on May 15, 1978, in the Northampton County Recorder of Deeds office in Book 581 at page 529. The said Robert Mayers departed this life on January 23, 2019, thereby vesting title solely to Louetta A. Mayers by operation of law.

THEREON BEING ERECTED a one-story ranch-style single residential dwelling with combination brick/stucco exterior, shingle roof and detached one-car garage.

No. C-48-CV-2025-05656**(#3 FEB/2026)**

UNITED WHOLESALE
MORTGAGE, LLC

vs

GIOVANNI M. SCOTTO DICESARE

Property Address:

1811 Maple Avenue, Easton, PA 18040

UPI/Tax Parcel Number:

K9/23/5/0311

ALL THAT CERTAIN piece, parcel or tract of land situate in Forks Township, Northampton County, Pennsylvania, and known as Lot No. 66 of Sycamore Hills II, Section II, as recorded in Map Book 86 at page 191.

TITLE TO SAID PREMISES is vested in Giovanni M. Scotto-DiCesare by deed from Cartus Financial Corporation, said deed recorded on June 4, 2010, in the Northampton County Recorder of Deeds office in Book 2010-1 at page 122167.

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

No. C-48-CV-2025-05982

(#14 FEB/2026)

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

vs

RICHARD S. DILULLO, UNITED
STATES OF AMERICA,
JOANN M. DILULLO

Property Address:

1067 Lower South Main Street,
Bangor, PA 18013

UPI/Tax Parcel Number:

E9SE3/2/7/0134

ALL THAT CERTAIN messuage, tenement and tract of land situate in Washington Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Richard S. Dilullo and Joann M. Dilullo by deed from Ralph Falcone and Betty Falcone, his wife, said deed recorded on May 23, 1986, in the Northampton County Recorder of Deeds office in Book 701 at page 85.

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

No. C-48-CV-2025-06602

(#13 FEB/2026)

MIDFIRST BANK

vs

EUGENE R. MORGAN

Property Address:

37 Cobblestone Drive, Easton, PA 18045

UPI/Tax Parcel Number:

K9/1/1-67B/0324

ALL THAT CERTAIN parcel of land located in Palmer Township, Northampton County, Pennsylvania, and known as Lot No. T3-67 as shown on a Plan entitled "The Villages at Mill Race Record Plan Phase III", recorded in Map Book 2004-5 at page 613.

TITLE TO SAID PREMISES is vested in Eugene R. Morgan by deed from Bank of America National Association, said deed recorded on November 29, 2010, in the Northampton County Recorder of Deeds office in Book 2010-1 at page 251156.

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

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

CHRISTOPHER ZIEGER

Sheriff

Northampton County,
Pennsylvania

Jan. 15, 22, 29