

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**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

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

SALOOM, 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. Scmillio, 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

SECOND PUBLICATION**BIANCHI, ROSE R.,** dec'd.

Late of Bethlehem, Northampton
County, PA
Executor: John R. Bianchi 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

CORRELL, JEAN A., dec'd.

Late of Bethlehem Twp.,
Northampton County, PA
Executor: Barry Correll c/o
Joseph J. Piperato, III, Esq.,
Eastburn and Gray, P.C., 412 W.
Broad Street, Bethlehem, PA
18018
Attorneys: Joseph J. Piperato, III,
Esq., Eastburn and Gray, P.C.,
412 W. Broad Street, Bethlehem,
PA 18018

DELLORTO, NORMA D., dec'd.

Late of the City of Bethlehem,
Northampton County, PA
Executrix: Ellen P. Dimino 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

**EDELMAN, DALE D., JR a/k/a
DALE DAVID EDELMAN, JR.,**
dec'd.

Late of Bath, Northampton
County, PA

Administratrix: Kayla Nicole
Karan 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

ELLIOTT, DAWN A., dec'd.

Late of the Borough of Nazareth,
Northampton County, PA
Executor: James Edward Elliott
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

KELLER, MICHAEL PAUL, dec'd.

Late of the City of Bethlehem,
Northampton County, PA
Executrix: Jessica Lynn Tirado
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

KOELHER, SHIRLEY ANN, dec'd.

Late of Northampton County, PA
Executor: Michael Douglas
Koehler
Attorneys: Brian F. Levine,
Esquire, Levine Law, LLC, 22 E.
Grant St., New Castle, PA 16101-
2279

KRESGE, FRANK B., dec'd.

Late of Wind Gap, Northampton
County, PA
Executrix: Karen Ruth Fuller c/o
Joseph F. Gaughan, Esquire,
Law Office of Joseph F. Gaughan.
P.C., 1107 Oram Street,
Scranton, PA 18504
Attorneys: Joseph F. Gaughan,
Esquire, Law Office of Joseph F.

Gaughan. P.C., 1107 Oram Street, Scranton, PA 18504

KULLER, RODNEY ANTHONY, dec'd.

Late of Northampton County, PA
Executor: Christopher Frank Kuller

Attorneys: Brian F. Levine, Esquire, Levine Law, LLC, 22 E. Grant St., New Castle, PA 16101-2279

METZGAR, FAY HELEN, dec'd.

Late of the Borough of Wilson, Northampton County, PA

Executor: Thomas Allan Rinker c/o George N. Mouhlas, Esquire, Vasiliadis Pappas Associates LLC, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020

Attorneys: George N. Mouhlas, Esquire, Vasiliadis Pappas Associates LLC, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020

NEVINS, LINDA J., dec'd.

Late of Northampton County, PA
Administrator: Brian F. Levine, Esquire, Levine Law, LLC, 22 E. Grant St., New Castle, PA 16101-2279

Attorneys: Brian F. Levine, Esquire, Levine Law, LLC, 22 E. Grant St., New Castle, PA 16101-2279

REIDER, ANN CATHERINE, dec'd.

Late of Forks Twp., Northampton County, PA

Executrix: Doris Jean Mucha c/o Duke K. Schneider, Esq., MacElree Harvey, Ltd., 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660

Attorneys: Duke K. Schneider, Esq., MacElree Harvey, Ltd., 17 W. Miner St., P.O. Box 660, West Chester, PA 19381-0660

STOPAY, SHARON DIANE, dec'd.

Late of the Township of Lehigh, Northampton County, PA

Administrator: Barry Lee Stopay, Jr. 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

ZELLNER, LINDA R., dec'd.

Late of Bethlehem, Northampton County, PA

Administrator: Brian S. Plebani 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

THIRD PUBLICATION

CARLSTROM, ELINORE G., dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executor: Thomas J. Carlstrom
Attorney: Victor E. Scomillio, 1216 Linden Street, P.O. Box 1409, Bethlehem, PA 18016

CLARKE, MARY T. a/k/a MARY R. CLARKE, dec'd.

Late of Township of Lower Saucon, Northampton County, PA

Executrix: Katherine M. Jackson 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

COOPER, FRED D., dec'd.

Late of Township of Lower Saucon, Northampton County, PA

Executrix: Tonya Ann Cooper 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

DECH, DALE R., dec'd.

Late of the Borough of Northampton, Northampton County, PA

Executors: David Lee Dech, Dean Alan Dech, and Dianne L. Szapacs c/o Timothy J. Duckworth, Sr., Esquire, Mosebach, Funt, Dayton & Duckworth, P.C., 2045 Westgate Drive, Suite 404, Bethlehem, PA 18017

Attorneys: Timothy J. Duckworth, Sr., Esquire, Mosebach, Funt, Dayton & Duckworth, P.C., 2045 Westgate Drive, Suite 404, Bethlehem, PA 18017

DODWELL, ELEANORE, dec'd.

Late of the Township of Plainfield, Northampton County, PA

Co-Executors: Phyllis E. Potter and Charles E.B. Potter II 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

FEBERT, THOMAS S., dec'd.

Late of City of Bethlehem, Northampton County, PA

Executor: David J. Febert 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

FLANK, ROSINA M., dec'd.

Late of the Borough of Stockertown, Northampton County PA

Executor: Lewis Flank 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

GROVE, ALICE R., dec'd.

Late of Bethlehem, Northampton County, PA

Executor: Dale A. Grove, III c/o Law Offices of Lawrence B. Fox, P.C., 1834 Pennsylvania Avenue, Allentown, PA 18109

Attorneys: Law Offices of Lawrence B. Fox, P.C., 1834 Pennsylvania Avenue, Allentown, PA 18109

KOSMAN, ELIZABETH R., dec'd.

Late of the Borough of Northampton, Northampton County, PA

Executrix: Bonnie M. Kosman 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

MEINHART, THEODORA, J., dec'd.

Late of 2995 Delps Road, Danielsville, Northampton County, PA

Administrator: Leonard J. Miller, II c/o Amy J. Miller, Esquire, Miller Thielen, P.C., 101 S. Richmond St., Suite B, Fleetwood, PA 19522

Attorneys: Amy J. Miller, Esquire, Miller Thielen, P.C., 101 S. Richmond St., Suite B, Fleetwood, PA 19522

MORONEY, JOHN M., dec'd.

Late of Bethlehem, Northampton County, PA

Executor: James M. Moroney c/o Michael E. Riskin, Esquire, 18 E. Market Street, Bethlehem, PA 18018

Attorney: Michael E. Riskin, Esquire, 18 E. Market Street, Bethlehem, PA 18018

PERDICK, LEWIS P., dec'd.

Late of City of Easton,
Northampton County, PA
Executrix: Susan Louise Wills
Attorney: Daniel G. Dougherty,
Esq., 881 3rd St., Suite B-3,
Whitehall, PA 18052

ZUGERWITZ, CAROL J., dec'd.

Late of Township of Bethlehem,
Northampton County, PA
Executrix: Susan Karan Alwan
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

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on the 15th day of December, 2025, the Petition of Tommy Rafael Frometa was filed in Northampton County Court of Common Pleas at No. C-48-CV-2025-12015, seeking to change the name of Petition from Tommy Rafael Frometa to Tommy Rafael Frometa Paulino. The Court has fixed Monday, February 16, 2026 at 9:00 a.m., courtroom to be determined at the Northampton County Courthouse as the date for the 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.

Jan. 15

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on the 17th day of December, 2025, the Petition of Janine Noel was filed in Northampton County Court of Common Pleas as Docket No. C-48-CV-2025-12147 seeking to change the name of Petitioner from Janine Allison Noel to Janine Allison Adams. The Court has fixed Monday,

February 16, 2026, at 9:00 a.m., in courtroom TBD 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.

Jan. 15

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on the 10th day of November, 2025, the petition of Jacob Ammon Mehrkam was filed in Northampton Court of Common Pleas at No. C-48-CV-2025-10816, seeking to change the name of Petitioner from Jacob Ammon Mehrkam to Jacob Ammon Dixon. The court has fixed Thursday, February 12, 2026 at 9:00 a.m., in Motions Court at the Northampton County Courthouse as the date for the hearing of the petition. All persons interested in the proposed change of name may appear and show any cause, if any they have, why the prayer of the Petitioner should not be granted.

Jan. 15

MISCELLANEOUS NOTICE

CITY OF BETHLEHEM CODIFIED ORDINANCES. The City of Bethlehem's Codified Ordinances have been revised and updated from January 2025 through December 2025. Updates are available in electronic and paper formats. 2025 ordinance updates in paper format cost \$25.00. The City's Codified Ordinances are also available on the City's website at: <https://www.bethlehem-pa.gov/ordinances>. Hard copy binders of the City's Codified Ordinances, current through 2025, are available for \$150. If you are interested in purchasing binders and/or paper updates, please email cityclerk@bethlehem-pa.gov or call (610) 865-7130 before coming to

City Hall. Checks should be made payable to "City of Bethlehem." The City Clerk/City Council Office is located in Rm 212, City Hall, 10 East Church Street, Bethlehem, PA 18018.

Jan. 15

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

NOTICE IS HEREBY GIVEN that the following accounts in decedents estates, have been filed in the Office of the Orphans' Court of Northampton County, and that the same will be called for Confirmation on JANUARY 22, 2026 at 9:00 A.M., IN COURTROOM #10, at which time the Courts will hear exceptions, and make distribution of the balances ascertained to be in the hands of accountants.

CHARITABLE TRUST OF R.
RICHARD KNAUSS FOUNDATION,
Latisha B. Schuenemann, Esquire

ESTATE OF CHARLES CHRIN,
Steve N. Goudsouzian, Esquire

ESTATE OF CAROL EDITH
HARRISON, Daniel E. Cohen, Esquire

Patricia Manento
Register of Wills &
Clerk of Orphans' Court
Jan. 8, 15

**IN THE COURT OF COMMON
PLEAS OF NORTHAMPTON
COUNTY, PENNSYLVANIA
CIVIL ACTION—LAW**

JURY TRIAL DEMANDED

TARAH PROBST
510 Thomas Street
Stroudsburg, PA 18360
DONALD JOHNSON
510 Thomas Street
Stroudsburg, PA 18360

Plaintiffs

v.

QUADREE M. GRAHAM
213 N. 16th Street
Allentown, PA 18102
LEHIGH AND NORTHAMPTON

TRANSPORTATION AUTHORITY

d/b/a LANTA

1060 Lehigh Street
Allentown, PA 18103
TRANSDEV NORTH
AMERICA, INC.

Corporate Trust Center
1206 Orange Street
Wilmington, DE 19801

TRANSDEV SERVICES, INC
720 East Butterfield Road,
Suite 300

Lombard, IL 60148

TRANSDEV BUS
ON DEMAND, LLC

CT Corporation System

600 North Second Street, Suite 401
Harrisburg, PA 17101

TRANSDEV FLEET
SERVICES, INC.

705 Central Ave., Suite 300

Cincinnati, OH 45202

DEBORAH A. PETRELLA
2977 Bartonsville Ave.
Bartonsville, PA 18321

Defendants

NO.: C-48-CV-2025-04088

NOTICE

You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must take action within 20 days after this complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defense or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER
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.

Northern PA Legal Services.
Inc.
559 Main Street, Suite 200
Bethlehem, PA 18018
(610) 317-8757
Pennsylvania Lawyer
Referral Service
Northampton Bar Association
Lawyer Referral Service
P.O. Box 4733
Easton, PA 18042
(610) 258-6333

Jan. 15

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 message 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 improve-
ments erected thereon, situate in
Lower Saucon Township, Northamp-
ton 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 message,
tenement and lot or parcel of land
situate in Allen Township, Northamp-
ton 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-2022-07985
(#4 FEB/2026)**

FEDERAL HOME LOAN
MORTGAGE CORPORATION, AS
TRUSTEE, ET AL

vs

KERI A. WHITE

Property Address:

2678 West Boulevard, Bethlehem, PA 18017

UPI/Tax Parcel Number:
N7NW1A/8/21/0204

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

TITLE TO SAID PREMISES is vested in Keri A. White by deed from Kimberly M. White and Keri A. White, said deed recorded on June 18, 2014, in the Northampton County Recorder of Deeds office in Book 2014-1 at page 99460.

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

**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 Subdivi-
sion 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, Pennsyl-
vania.

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 Northamp-
ton 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.

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, Northamp-
ton 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
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-2024-05339

(#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 message, 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 message, 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

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**IN THE COURT OF COMMON PLEAS
OF NORTHAMPTON COUNTY
COMMONWEALTH OF PENNSYLVANIA
CIVIL DIVISION- LAW**

IN RE: ADMINISTRATIVE No.: C-48-CV-2026-00038
2026-01 APPOINTMENT OF
ADMINISTRATIVE JUDGE OF
NORTHAMPTON COUNTY CIVIL
DIVISION

ADMINISTRATIVE ORDER

AND NOW, this 5th day of January, 2026, it is hereby
ORDERED and DECREED that the Hon. Jeremy F. Clark
is appointed to serve as the Administrative Judge of the
Northampton County Civil Division.

BY THE COURT:

/s/Craig A. Dally

CRAIG A. DALLY

PRESIDENT JUDGE