

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**BOWLBY, EDWARD M.,** dec'd.

Late of Easton, Northampton County, PA

Executor: John Scott Daley c/o Michael D. Recchiuti, Esquire, 60 West Broad Street, Suite 303, Bethlehem, PA 18018

Attorney: Michael D. Recchiuti, Esquire, 60 West Broad Street, Suite 303, Bethlehem, PA 18018

FRITZO, HELEN D., dec'd.

Late of the Township of Palmer, Northampton County, PA

Executrices: Jerri Ann Fritzo and Marsha Lynn Ensor c/o Daniel E. Cohen, Attorney, Hof & Reid, LLC, 3101 Emrick Blvd., Suite 205, Bethlehem, PA 18020

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

HORVATH, HELEN E., dec'd.

Late of Bethlehem, Northampton County, PA

Executor: Julius J. Horvath c/o Michael D. Recchiuti, Esquire, 60 West Broad Street, Suite 303, Bethlehem, PA 18018

Attorney: Michael D. Recchiuti, Esquire, 60 West Broad Street, Suite 303, Bethlehem, PA 18018

MEYERS, CHARLES H., dec'd.

Late of Hellertown, Northampton County, PA

Administratrix: Janice M. Kranyecz c/o Steven B. Molder, Esquire, 904 Lehigh St., Easton, PA 18042

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

MILLER, LINDA G., dec'd.

Late of the Township of Plainfield, Northampton County, PA
Executor: Kerry Lynn Bacon c/o Keene Jabbour, Esquire, 701 Washington Street, Easton, PA 18042

Attorney: Keene Jabbour, Esquire, 701 Washington Street, Easton, PA 18042

NEWHARD, YVONNE R., dec'd.

Late of the Township of Palmer, Northampton County, PA

Executors: Terry Newhard, Bruce Kent Newhard and Laure Newhard Martin c/o Daniel E. Cohen, Attorney, Hof & Reid, LLC, 3101 Emrick Blvd., Suite 205, Bethlehem, PA 18020

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

NIEMI, BRUCE ANTHONY, dec'd.

Late of the Borough of Hellertown, Northampton County, PA

Administratrix: Dolores Louise Niemi c/o Lori Gardiner Kreglow, Esquire, 18 East Market Street, P.O. Box 1961, Bethlehem, PA 18016-1961
Attorney: Lori Gardiner Kreglow, Esquire, 18 East Market Street, P.O. Box 1961, Bethlehem, PA 18016-1961

SCHAFFER, ALLEN R., dec'd.

Late of the Township of Allen, Northampton County, PA
Executor: Ryan Robert MacKewen 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

SEEGER, CAROLYN M., dec'd.

Late of Washington Township, Northampton County, PA
Executor: Ward Grossman, 21 Tall Pines Drive, Saco, ME 04072
Attorneys: Lori J. Cerato, Esquire and Kelly L. Lombardo, Esquire, 729 Sarah Street, Stroudsburg, PA 18360

SINKOWSKI, PATRICIA ANN a/k/a PATRICIA ANN TLUMAC, dec'd.

Late of Bushkill Township, Northampton County, PA
Administrator: Peter Robert Sinkowski c/o Richard Eugene Santee, Esquire, Shay, Santee, Kelhart & Deschler, LLC, 44 E. Broad Street, Suite 210, Bethlehem, PA 18018
Attorneys: Richard Eugene Santee, Esquire, Shay, Santee, Kelhart & Deschler, LLC, 44 E. Broad Street, Suite 210, Bethlehem, PA 18018

STEIXNER, JEAN ANN, dec'd.

Late of Bethlehem Township, Northampton County, PA
Co-Executrices: Allyson Jane Steixner, Elizabeth Jacobs and Karen Jean Steixner c/o Michael D. Recchiuti, Esquire, 60 West Broad Street, Suite 303, Bethlehem, PA 18018
Attorney: Michael D. Recchiuti, Esquire, 60 West Broad Street, Suite 303, Bethlehem, PA 18018

SECOND PUBLICATION

CSASZAR, ANNA, dec'd.

Late of 1200 Easton Road, Borough of Hellertown, Northampton County, PA
Executor: Vendel F. Cszaszar c/o Robert B. Roth, Esquire, The Roth Law Firm, 123 North Fifth Street, Allentown, PA 18102
Attorneys: Robert B. Roth, Esquire, The Roth Law Firm, 123 North Fifth Street, Allentown, PA 18102

FEHR, THOMAS L., dec'd.

Late of Moore Township, Northampton County, PA
Administratrix: Christine M. Fehr, 114 Grouse Drive, Bath, PA 18014
Attorney: Gary Neil Asteak, Esquire, 726 Walnut Street, Easton, PA 18042

FLEMING, BRIAN, JR., dec'd.

Late of Northampton, Northampton County, PA
Personal Representative: June Zungalo, 3840 Stevens Court, Bangor, PA 18013

FLEMING, VIRGINIA, dec'd.

Late of Bethlehem, Northampton County, PA

Personal Representative: June Zungalo, 3840 Stevens Court, Bangor, PA 18013

LaBARRE, RAYMOND DELANO, dec'd.

Late of the Township of Palmer, Northampton County, PA
 Executrix: Gloria M. LaBarre
 Attorney: Nicholas R. Sabatine, III, Esquire, 16 S. Broadway, Suite 1, Wind Gap, PA 18091

LERCH, JOHN R., dec'd.

Late of the Borough of Nazareth, Northampton County, PA
 Executrix: Jessica P. Robinson c/o Keene Jabbour, Esquire, 701 Washington Street, Easton, PA 18042
 Attorney: Keene Jabbour, Esquire, 701 Washington Street, Easton, PA 18042

MANTELL, MARY E., dec'd.

Late of the City of Bethlehem, Northampton County, PA
 Administratrix: Jamie N. O'Leary 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

MOYER, JACOB F., dec'd.

Late of Bethlehem, Northampton County, PA
 Executrix: Patti L. Thomas Shelly c/o Larry R. Roth, Esquire, The Roth Law Firm, 123 North Fifth Street, Allentown, PA 18102
 Attorneys: Larry R. Roth, Esquire, The Roth Law Firm, 123 North Fifth Street, Allentown, PA 18102

RUCH, RUTH E., dec'd.

Late of the Township of Plainfield, Northampton County, PA

Executrix: Linda Marie Spink
 Attorney: Nicholas R. Sabatine, III, Esquire, 16 S. Broadway, Suite 1, Wind Gap, PA 18091

TRAPANI, MINNIE J., dec'd.

Late of Easton, Northampton County, PA
 Executor: Charles V. Trapani c/o Constantine M. Vasiliadis, Esquire, Kolb, Vasiliadis, Florenz & Recchiuti, LLC, 60 W. Broad Street, Suite 303, Bethlehem, PA 18018-5721
 Attorneys: Constantine M. Vasiliadis, Esquire, Kolb, Vasiliadis, Florenz & Recchiuti, LLC, 60 W. Broad Street, Suite 303, Bethlehem, PA 18018-5721

WAGNER, JANET M., dec'd.

Late of the City of Easton, Northampton County, PA
 Executor: Dale T. Wagner c/o Theresa Hogan, Esquire, Attorney-at-Law, 340 Spring Garden Street, Easton, PA 18042
 Attorney: Theresa Hogan, Esquire, Attorney-at-Law, 340 Spring Garden Street, Easton, PA 18042

THIRD PUBLICATION

COMPTON, ARLENE R., dec'd.

Late of the Borough of Bangor, Northampton County, PA
 Executrix: Cynthia L. Particka
 Attorney: P. Christopher Cotturo, Esquire, 75 Bangor Junction Road, Bangor, PA 18013

COUGHLIN, VINCENT D., dec'd.

Late of the Township of Palmer, Northampton County, PA
 Executrix: Diane Marie Coughlin c/o Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045

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

FENNO, TED P., dec'd.

Late of Easton, Northampton County, PA

Executrix: Jennifer F. Miers, 431 Dogwood Terrace, Easton, PA 18040

Attorneys: Gary P. Lewis, Esquire, Lewis McIntosh & Teare, LLC, 372 N. Lewis Road, P.O. Box 575, Royersford, PA 19468

HUNSICKER, TONI E., dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Executor: Troy Evelyn Collinge c/o Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045

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

KERR, JUDITH A., dec'd.

Late of Bethlehem, Northampton County, PA

Executrix: Mary E. Kerr 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

KOBER, VIRGINIA C., dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executor: Thomas C. Clements 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

LOSER, MARIE A., dec'd.

Late of the Township of Bushkill, Northampton County, PA

Executrix: Rebecca Marie Penchishen 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

PUGLIESE, LORRAINE M., dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Executrix: JoAnne Marie Riddle 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

RAESLY, GLORIA H., dec'd.

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

Co-Executrices: Sharon L. Potter, 525 Audubon Drive, Mt. Bethel, PA 18343 and Susan Marie Armstrong a/k/a Susan Marie Raesly, 539 Audubon Drive, Mt. Bethel, PA 18343

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

NOTICE OF INCORPORATION

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

The name of the corporation is:

FIVE RIVERS FABRICATION INC.

The Articles of Incorporation were filed on November 5, 2021.

HOLZINGER, HARAK &
SCOMILIO

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

Dec. 16

**NOTICE OF NONPROFIT
INCORPORATION**

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed in the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on November 15, 2021, for the purpose of incorporation of a non-profit corporation under the Pennsylvania Nonprofit Corporation Law of 1988. The name of the corporation is:

**LIBERTY CHURCH OF
AMERICA, INC.**

The purposes for which it has been organized are the operation of a Christian Church and related activities, including, but not limited to, conducting of religious services, charity work, educational activities and charitable donations.

MARLA J. MELMAN, ESQUIRE
1644 West Walnut Street
Allentown, PA 18102

Dec. 16

**CORPORATE FICTITIOUS NAME
REGISTRATION NOTICE**

NOTICE IS HEREBY GIVEN, pursuant to the provisions of Act 295 of 1982 of intention to file, or the filing of, in the Office of the Secretary of the Commonwealth, at Harrisburg, Pennsylvania, a certificate for the conduct of a business in Pennsylvania, under the assumed or fictitious name, style or designation of:

BETHEHEM STAR AUTO

with its principal place of business at: 1217 Stefko Blvd., Bethlehem, PA 18017. The name and address of the entity owning or interested in the said business are: Bethlehem Star Auto, 1217 Stefko Blvd., Bethlehem, PA 18017.

JAMES L. BROUGHAL, ESQUIRE
BROUGHAL & DeVITO, L.L.P.
38 West Market Street
Bethlehem, PA 18018

Dec. 16

NOTICE OF DISSOLUTION

NOTICE IS HEREBY GIVEN that Articles of Dissolution—Domestic Corporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for the purpose of dissolving a corporation pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988, P.L. 1444, No. 177, as amended.

The name of the corporation is:
JWB Cutlery, Inc.

Any inquiries concerning the dissolution may be directed to the undersigned:

LAWRENCE B. FOX, ESQUIRE
Attorney I.D.: 17888
LAW OFFICES OF
LAWRENCE B. FOX, P.C.
1834 Pennsylvania Avenue
Allentown, PA 18109
(610) 861-9297

Dec. 16

SEEKING ATTORNEY WHO PREPARED KURUC WILL

We are trying to locate the attorney who prepared a will for Charles J. Kuruc, Jr., deceased. He is late of Bethlehem Township. Anyone who has any information, please contact Miller Thielen, P.C., (610) 944-1959.
Dec. 16

SHERIFF'S SALE OF VALUABLE REAL ESTATE

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on JANUARY 7, 2022, 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-2009-03177
WELLS FARGO BANK, NATIONAL ASSOCIATION ET AL.

vs.

EDWARD G. RULAND

Property Address:
4155 Easton Avenue, Bethlehem, PA 18018

UPI/Tax Parcel Number:
M7/14/8D/0205

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

TITLE TO SAID PREMISES is vested in Edward G. Ruland by deed from Edward G. Ruland and Bertha A. Ruland, his wife, said deed recorded May 20, 1988, in the Northampton County Recorder of Deeds Office in Book 747, page 1124.

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

No. C-48-CV-2015-08464
CITY OF EASTON

vs.

MICHAEL J. BURKE

Property Address:
1415 Washington St., Easton, PA 18042

UPI/Tax Parcel Number:
L9SW2C/22/10/0310

ALL THAT CERTAIN lot or ground, with the improvements thereon, situated on the north side of Washington Street in Easton City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Michael J. Burke by deed from Charles A. Bartish and Justina Y. Bartish, said deed recorded on January 28, 2004, in the Northampton County Recorder of Deeds Office in Book 2004-1, page 31710.

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

No. C-48-CV-2016-02091
NATIONSTAR MORTGAGE LLC
d/b/a CHAMPION MORTGAGE COMPANY

vs.

DOLORES L. YENIK

Property Address:
321 East 21st Street, Northampton, PA 18067

UPI/Tax Parcel Number:
L4SW1C/17/2/0522

ALL THOSE CERTAIN messuages, lots, pieces or parcels of land situate, lying and being in Northampton Borough (formerly Alliance Borough), Northampton County, Pennsylvania, known and distinguished on Map or Plan of "Levan Park" as Lots Nos. 105 and 106.

TITLE TO SAID PREMISES is vested in Dolores L. Yenik by deed from Philip Mascho and Lois Mascho, husband and wife, said deed being recorded on October 25, 1995, in the Northampton County Recorder of Deeds Office in Book 1995-1, page 101300.

THEREON BEING ERECTED a residential mobile home with vinyl siding, shingle roof and detached one-car garage.

No. C-48-CV-2016-03250

PARAMOUNT RESIDENTIAL
MORTGAGE GROUP, INC.

vs.

MONICA BORJA,
ROGER G. BORJA

Property Address:

913 Constitution Avenue, Pen
Argyl, PA 18072

UPI/Tax Parcel Number:

E8/1/5B/0626

ALL THAT CERTAIN piece or parcel of land situated in Plainfield Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Roger G. Borja and Monica Borja by deed from Howard Gordon and Monika Gordon, said deed recorded May 19, 2015, in the Northampton County Recorder of Deeds Office in Book 2015-1, page 86873.

THEREON BEING ERECTED a ranch-style single residential dwelling with stone exterior, shingle roof, attached one-car garage and in-ground pool.

No. C-48-CV-2017-01445

NEWREZ LLC d/b/a SHELLPOINT
MORTGAGE SERVICING

vs.

MICHAEL A. KWIATKOWSKI a/k/a
MICHAEL KWIATKOWSKI

Property Address:

250 Wagner Avenue, Hellertown,
PA 18055

UPI/Tax Parcel Number:

Q7NW2C/6/1/0715

TRACT NO. 1

ALL THOSE TWO CERTAIN lots or pieces of land, Nos. 72 and 73, lying and being in Hellertown Borough, Northampton County, Pennsylvania.

TRACT NO. 2

ALL THAT CERTAIN portion of Lot No. 74 on the Plan of Wagner Terrace located in Hellertown Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Michael A. Kwiatkowski by deed from Miguel E. Rodriguez and Kimberly Hatter, said deed recorded on October 25, 2005, in the Northampton County Recorder of Deeds Office in Book 2005-1, page 421398.

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

No. C-48-CV-2018-02430

WILMINGTON SAVINGS FUND
SOCIETY, FSB, AS OWNER
TRUSTEE ET AL.

vs.

SANDRA E. WUKITCH

Property Address:

1505 First Street, Bethlehem, PA
18020

UPI/Tax Parcel Number:

N7SW2/9/1C/0205

ALL THAT CERTAIN lot or parcel of land situate in Bethlehem Township, Northampton County, Pennsylvania, consisting of Lot Nos. 21, 22, 23 and 24, Block 24, as set forth on Plan of Freemansburg Heights prepared by Charles W. Grossart, Civil Engineer and Surveyor, revised October, 1917, which plan is recorded in Map Book 6, page 42.

TITLE TO SAID PREMISES is vested in Sandra E. Wukitch by deed from Sandra E. Wukitch, individually, and Sandra E. Wukitch,

Executrix under the Will of Lydia M. Wukitch, deceased, said deed recorded February 23, 1987, in the Northampton County Recorder of Deeds Office in Book 720, page 614.

THEREON BEING ERECTED a bi-level single residential dwelling with brick exterior, shingle roof and attached one-car garage.

No. C-48-CV-2018-04483

BETHLEHEM AREA
SCHOOL DISTRICT

vs.

SCOTT C. VanNORTWICK

Property Address:

4343 Embur Terrace, Easton, PA
18045-4951

UPI/Tax Parcel Number:

M8SE1/12/22/0205

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in Bethlehem Township, Northampton County, Pennsylvania, and described according to a Survey and Plan thereof made by A. L. Wiesenberger Associates, Consulting Engineers, Allentown, Pennsylvania, dated August 16, 1956.

TITLE TO SAID PREMISES is vested in Scott C. VanNortwick by deed from Brenda Jean VanNortwick, said deed recorded on August 13, 2015, in the Northampton County Recorder of Deeds Office in Book 20015-1, page 156006.

THEREON BEING ERECTED a ranch-style single residential dwelling with wood exterior and shingle roof.

No. C-48-CV-2018-10317

DEUTSCHE BANK NATIONAL
TRUST COMPANY, AS
TRUSTEE ET AL.

vs.

DOLORES STARETZ,
GEORGE STARETZ

Property Address:

125 Morningside Drive, Mount
Bethel, PA 18343

UPI/Tax Parcel Number:

C11/1/16-13/0131

ALL THAT CERTAIN lot situate in Upper Mount Bethel Township, Northampton County, Pennsylvania, known as Lot 14 on Plan of Morningside Subdivision as recorded in the Northampton County Recorder of Deeds Office in Plan Book 68, page 24, bounded and described in accordance with a survey by Dale Kulp, Registered Surveyor, dated June 30, 1978.

TITLE TO SAID PREMISES is vested in George Staretz and Dolores Staretz, husband and wife, by deed from Eugene Delgado and Nancy Delgado, husband and wife, said deed recorded on March 26, 2002, in the Northampton County Recorder of Deeds Office in Book 2002-1, page 078787.

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

No. C-48-CV-2018-10998

TRUIST BANK f/k/a BRANCH
BANKING AND TRUST COMPANY

vs.

CINDY L. BEIDLEMAN

Property Address:

1039 Municipal Road, Walnut-
port, PA 18088

UPI/Tax Parcel Number:

H2/26/4B/0516

ALL THAT CERTAIN message or tract of land situate in Lehigh Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Robert D. Beidleman, Jr. a/k/a Robert Dale Beidleman, and Cindy L. Beidleman, husband and wife, by deed from Robert Dale Beidleman, Sr., and Barbara Jeninie Beidleman, said deed recorded May 27, 1993, in the Northampton County Recorder of Deeds Office in Book 897,

page 120. The said Robert D. Beidleman, Jr. a/k/a Robert Dale Beidleman, died on November 2, 2016, thereby vesting title in his surviving spouse Cindy L. Beidleman by operation of law.

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

No. C-48-CV-2019-00951

WELLS FARGO BANK, N.A. ET AL.
vs.

LISA M. KISE

Property Address:

2826 North Delaware Drive,
Mount Bethel, PA 18343

UPI/Tax Parcel Number:

C11/21/2B/0131

ALL THAT CERTAIN tract, parcel or piece of land, including the existing message situate thereon, described as Lot No. 2 on Minor Subdivision of William P. Van Scoten and Joyce L. Van Scoten, his wife, in Upper Mount Bethel Township, Northampton County, Pennsylvania, as more particularly described in accordance with a survey made by Dale Kulp, Registered Surveyor.

TITLE TO SAID PREMISES is vested in Lisa M. Kise by deed from Lisa M. Kise, Administratrix of the Estate of Steven J. Kise, deceased, said deed recorded December 13, 2001, in the Northampton County Recorder of Deeds Office in Book 2001-1, page 269700.

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

No. C-48-CV-2019-01070

DITECH FINANCIAL LLC

vs.

KATHERINE L. SHOOK

Property Address:

94 Molasses Road, Bangor, PA
18013

UPI/Tax Parcel Number:

F9NE1/1/3/0134

ALL THAT CERTAIN message, tenement, tract, parcel or piece of land lying and being in Washington Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Warren T. Shook, Sr., and Katherine L. Shook, husband and wife, by deed from Marion Shook, widow, said deed recorded on November 5, 1991, in the Northampton County Recorder of Deeds in Book 846, page 251.

The said Warren T. Shook, Sr., died on or about October 17, 2012, whereby title became vested solely in Katherine L. Shook.

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

No. C-48-CV-2019-04456

TOWNSHIP OF BETHLEHEM

vs.

ENOLDA DAYNA McCAIN

Property Address:

127 Founders Court, Bethlehem,
PA 18020-9530

UPI/Tax Parcel Number:

M7NE3/1/44/0205

ALL THAT CERTAIN UNIT, designated as H-5, being a unit in the Penn's Farms Condominium, situate in Bethlehem Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Enolda Dayna McCain by deed from Jerzy S. Norek and Jadwiga Norek, husband and wife, said deed recorded on November 16, 2015, in the Northampton County Recorder of Deeds Office in Book 2015-1, page 227070.

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

No. C-48-CV-2019-06048

NATIONSTAR
MORTGAGE LLC ET AL.

vs.

JILL J. KRATZER

Property Address:

4136 Butternut Drive, Walnut-
port, PA 18088

UPI/Tax Parcel Number:

H3/10/6A/0516

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

TITLE TO SAID PREMISES is
vested in Edward S. Kratzer and Jill
J. Kratzer, husband and wife, by deed
from Edward S. Kratzer and Jill J.
Kratzer, his wife, said deed recorded
on July 16, 1993, in the Northampton
County Recorder of Deeds Office in
Book 903, page 5. The said Edward
S. Kratzer became deceased on
January 20, 2001, whereby title to
the premises became vested solely in
Jill J. Kratzer.

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

No. C-48-CV-2020-01178

WELLS FARGO BANK, N.A. ET AL.

vs.

JOSEPH STELTZMAN a/k/a
JOSEPH A. STELTZMAN

Property Address:

213 Daniels Road, Nazareth, PA
18064-8727

UPI/Tax Parcel Number:

J7/12/7/0406

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

TITLE TO SAID PREMISES is
vested in Joseph A. Steltzman by deed
from Mary Steltzman, widow, said
deed recorded on July 19, 2005, in

the Northampton County Recorder of
Deeds Office in Book 2005-1, page
267407.

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

No. C-48-CV-2020-01636

LOANCARE, LLC

vs.

BRON F. HOLLAND,
KERRY KITTLE HOLLAND

Property Address:

324 Kennedy Drive, Bangor, PA
18013

UPI/Tax Parcel Number:

D9/16/20N/0128

ALL THAT CERTAIN lot or tract of
land situate in Roseto Borough,
Northampton County, Pennsylvania,
bounded and described according to
a map and survey prepared by
Michael A. Policelli, Registered
Engineer, dated July, 1970 (Drawing
No. 8-1918).

TITLE TO SAID PREMISES is
vested in Bron F. Holland and Kerry
Kittle Holland, his wife, by deed from
Stephen J. Lopiano and Angela L.
Lopiano, his wife, said deed recorded
August 28, 2006, in the Northampton
County Recorder of Deeds Office in
Book 2006-1, page 353623.

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

No. C-48-CV-2020-04842

BETHLEHEM AREA

SCHOOL DISTRICT

vs.

REBECCA E. MATTES

Property Address:

1854 7th Street, Bethlehem, PA
18020

UPI/Tax Parcel Number:

N7NE4/42/16/0205

ALL THAT CERTAIN lot or piece of
ground situate in Bethlehem

Township, Northampton County, Pennsylvania, known as all of Lot No. 4 and the southerly twenty-three (23.00) feet of Lot No. 3, Block 8, according to the plan of lots of Prospect Heights, said plan being recorded in the Northampton County Recorder of Deeds in Map Book 3, page 16.

TITLE TO SAID PREMISES is vested in Rebecca E. Mattes by deed from Rebecca E. Mattes, Executrix of the Estate of Alaric K. Mattes, deceased, said deed recorded on October 18, 2011, in the Northampton County Recorder of Deeds Office in Book 2011-1, page 212238.

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

No. C-48-CV-2021-04395

PHH MORTGAGE CORPORATION

vs.

DEBORAH A. MILLER, EXECUTRIX OF THE ESTATE OF LLEWELLYN N. MOHR, DONNA M. FRITZ, EXECUTRIX OF THE ESTATE OF LLEWELLYN N. MOHR

Property Address:

4244 Wood Drive, Walnutport, PA 18088

UPI/Tax Parcel Number:

H3/18/16/0516

ALL THAT CERTAIN tract of land located in Lehigh Township, Northampton County, Pennsylvania, as shown on a Final Plan of a Minor Subdivision Plan of Lands Owned by Llewellyn N. and Althea G. Mohr and Oplinger Hower Home Association and Eva and Leon Fritz, recorded in Map Book M. S. 1995-5, page 221, on July 25, 1995.

TITLE TO SALE PREMISES is vested in Llewellyn N. Mohr and Althea G. Mohr, husband and wife, by deed from Llewellyn N. Mohr and Althea G. Mohr, husband and wife, said deed recorded September 22,

1995, in the Northampton County Recorder of Deeds Office in Book 1995-1, page 88841. The said Althea G. Mohr became deceased on August 25, 2008, whereby title became vested solely in Llewellyn N. Mohr. And the said Llewellyn N. Mohr died on February 3, 2020.

THEREON BEING ERECTED a ranch-style single residential dwelling with aluminum siding, shingle roof, attached two-car garage and pavilion.

No. C-48-CV-2021-05940

SW VALLEY LLC

vs.

GLP LLC, LOUIS P. PEKTOR, III

Property Address:

85 Division Street, Hellertown, PA 18055

UPI/Tax Parcel Number:

Q7SW2D/3/11/0715

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

TITLE TO SAID PREMISES is vested in GLP, LLC, by deed from Matthew A. Koehler, said deed recorded October 9, 2018, in the Northampton County Recorder of Deeds Office in Book 2018-1, page 216657.

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

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

RICHARD H. JOHNSTON

Sheriff

Northampton County,
Pennsylvania

DAVID J. CERAUL, ESQUIRE

Solicitor to the Sheriff

Dec. 16, 23, 30