

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**ALTEMOSE, CHARLES W., SR.,** dec'd.

Late of the Township of Hellertown, Northampton County, PA

Executor: Charles W. Altemose, Jr. c/o Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045

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

DAVIES, JANET A., dec'd.

Late of Easton, Northampton County, PA

Executor: Robert A. Davies 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

FORDER, MARTHA E., dec'd.

Late of 9 Canterbury Court, Easton, Northampton County, PA

Administratrix: Wendy J. Ashby, Esquire

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

HANSEN, SCOT P., dec'd.

Late of the Township of Upper Mt. Bethel, Northampton County, PA

Administrators: Olav Howard Hansen and Virginia Solvig Hansen, 10 Golden Spruce Dr., Calverton, NY 11933

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

HERRING, LARRY H., dec'd.

Late of the Township of Moore, Northampton County, PA

Executrix: Dale Henry Herring c/o April L. Cordts, Esquire, 391 Nazareth Pike, Bethlehem, PA 18020

Attorney: April L. Cordts, Esquire, 391 Nazareth Pike, Bethlehem, PA 18020

PEIFFER, ARNOLD W., dec'd.

Late of Bethlehem, Northampton County, PA

Executor: Dennis J. Peiffer
Attorneys: Gladys E. Wiles, Esquire, Snyder & Wiles, P.C., 7731 Main Street, Fogelsville, PA 18051

SEGER, SUSAN, dec'd.

Late of Easton, Northampton County, PA

Executor: Andrew J. Seger 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

TARAS, BRIAN LESLIE, dec'd.

Late of the Township of Lehigh, Northampton County, PA

Executrix: Rachel Iola Taras a/k/a Rachel Iola Taras Spagnola c/o Joseph A. Corpora, III, Esquire, Santander Bank Building, 100 North Third Street, Suite 502, Easton, PA 18042
Attorneys: Joseph A. Corpora, III, Esquire, Santander Bank Building, 100 North Third Street, Suite 502, Easton, PA 18042

TIMAR, ETHEL, dec'd.

Late of Northampton, Northampton County, PA
Personal Representative: Eva E. Benyola c/o Robert B. Roth, Esquire, The Roth Law Firm, P.O. Box 4355, Allentown, PA 18105
Attorneys: Robert B. Roth, Esquire, The Roth Law Firm, P.O. Box 4355, Allentown, PA 18105

SECOND PUBLICATION**BAKER, ROBIN**, dec'd.

Late of the City of Easton, Northampton County, PA
Administratrix: Kris Cszaszar c/o Steven J. Margolis, Esquire, The Margolis Law Firm, 675 Walnut Street, 2nd Floor, Easton, PA 18042
Attorneys: Steven J. Margolis, Esquire, The Margolis Law Firm, 675 Walnut Street, 2nd Floor, Easton, PA 18042

CORKERY, ELLEN E., dec'd.

Late of Hellertown, Northampton County, PA
Co-Executrices: Ellen Mary Cavallaro and Eileen A. Dolphin c/o Lisa A. Pereira, Esquire, Broughal & DeVito, L.L.P., 38 West Market Street, Bethlehem, PA 18018
Attorneys: Lisa A. Pereira, Esquire, Broughal & DeVito, L.L.P., 38 West Market Street, Bethlehem, PA 18018

FOLLMER, DON C., dec'd.

Late of the City of Bethlehem, Northampton County, PA
Executrix: Karen Lee Engleman 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

GREEK, DONALD MARTIN a/k/a DON M. GREEK, dec'd.

Late of the Township of Bethlehem, Northampton County, PA
Co-Executrices: Donna M. Cicchiello, 1848 Gary Rd., Stewartsville, NJ 08886 and Dawn M. Billick, 2347 Silver Creek Rd., Hellertown, PA 18055

GULICK, GERALD H., dec'd.

Late of the Borough of West Easton, Northampton County, PA
Executor: Gerry Howard Gulick 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

HEITZMAN, HERVEY C., dec'd.

Late of the Township of Forks, Northampton County, PA
Executrix: Lori A. Beers c/o Joseph A. Corpora, III, Esquire, Santander Bank Building, 100 North Third Street, Suite 502, Easton, PA 18042
Attorneys: Joseph A. Corpora, III, Esquire, Santander Bank Building, 100 North Third Street, Suite 502, Easton, PA 18042

HIESTER, JAMES, dec'd.

Late of Wind Gap Borough,
Northampton County, PA
Co-Executors: Andrew Bruce
Hiester, Jr., 2521 Jolly Rodger
Drive, Greenbackville, VA 23356
and David Eugene Hiester, 153
Miller Road, Halifax, PA 17032
Attorneys: Andrew S. Withers,
Esquire, Etzweiler and Withers,
105 N. Front Street, Harrisburg,
PA 17101

HOCKIN, LORRAINE K., dec'd.

Late of the Township of
Bethlehem, Northampton
County, PA
Executor: Thomas Robert
Hockin, Sr. c/o Theresa Hogan,
Esquire, 340 Spring Garden
Street, Easton, PA 18042
Attorney: Theresa Hogan,
Esquire, 340 Spring Garden
Street, Easton, PA 18042

KLOTZ, DOROTHEA G., dec'd.

Late of the City of Bethlehem,
Northampton County, PA
Executor: Michael D. Recchiuti,
Esquire, 60 W. Broad Street, Ste.
303, Bethlehem, PA 18018
Attorney: Michael D. Recchiuti,
Esquire, 60 W. Broad Street, Ste.
303, Bethlehem, PA 18018

LEIBY, GARY A., dec'd.

Late of Lehigh Township, North-
ampton County, PA
Estate Representative: Richard
G. Leiby c/o Jon A. Swartz,
Esquire, Prokup & Swartz, 7736
Main Street, Fogelsville, PA
18051
Attorneys: Jon A. Swartz,
Esquire, Prokup & Swartz, 7736
Main Street, Fogelsville, PA
18051

LONGENBACH, FLORENCE M.,
dec'd.

Late of the Borough of Nazareth,
Northampton County, PA

Executrix: Susan L. Cooley
a/k/a Susan M. Cooley, 903 Old
York Road, Somerville, NJ 08876
Attorney: Karl F. Longenbach,
Esquire, 425 West Broad St.,
Bethlehem, PA 18018

**LOPEZ, ANGEL JAVIER
GUERRIDO**, dec'd.

Late of Bethlehem, Northampton
County, PA
Administratrix: Rebeca Torres,
432 N. 7th Street, Allentown, PA
18102
Attorney: Rebeca Torres, Esquire,
432 N. 7th Street, Allentown, PA
18102

MELO, TERESA A., dec'd.

Late of Bethlehem, Northampton
County, PA
Executrix: Diana A. Melo Shotko
c/o William J. Fries, Esquire,
The Atrium, 2895 Hamilton
Boulevard, Suite 106, Allentown,
PA 18104
Attorney: William J. Fries,
Esquire, The Atrium, 2895
Hamilton Boulevard, Suite 106,
Allentown, PA 18104

PAINTON, ANNA MAY, dec'd.

Late of Lower Saucon Township,
Northampton County, PA
Executrix: MaryAnn Transue,
1552 Livingston Street,
Bethlehem, PA 18017
Attorney: Zachary Zawarski,
Esquire, 3001 Easton Avenue,
Bethlehem, PA 18017

PETERS, JAMIE L., dec'd.

Late of Lower Saucon Township,
Northampton County, PA
Executrix: Alexandra Peters
Griffin c/o William E. Hutcheson,
III, Esquire, 91 Larry Holmes
Drive, Suite 200, Easton, PA
18042
Attorney: William E. Hutcheson,
III, Esquire, 91 Larry Holmes
Drive, Suite 200, Easton, PA
18042

RIDDLE, LINDA M., dec'd.

Late of the Township of Palmer, Northampton County, PA
Administratrix: Olive E. Gregory 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

THIRD PUBLICATION**BOGAR, PATRICIA A.**, dec'd.

Late of Hellertown Borough, Northampton County, PA
Executors: Patricia A. Sinnott and Joseph J. Kostelnick, III c/o Jeffrey P. Ouellet, Esquire, Appel Yost & Zee LLP, 33 North Duke Street, Lancaster, PA 17602
Attorneys: Jeffrey P. Ouellet, Esquire, Appel Yost & Zee LLP, 33 North Duke Street, Lancaster, PA 17602

BOYER, ESTELLE MARCON, dec'd.

Late of Lower Saucon Township, Northampton County, PA
Co-Executors: Frank D. Boyer and Eleanor B. Harbaugh 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

BROWN, SANDRA A., dec'd.

Late of the Township of Palmer, Northampton County, PA
Administrator: John Thomas Brown c/o Beth A. Knickerbocker, Esquire, 601 Stones Crossing, Suite A5, Easton, PA 18045
Attorney: Beth A. Knickerbocker, Esquire, 601 Stones Crossing, Suite A5, Easton, PA 18045

BURKE, JOANN G., dec'd.

Late of Nazareth, Northampton County, PA
Executor: Andrew S. Burke c/o William E. Hutcheson, III, Esquire, 91 Larry Holmes Drive, Suite 200, Easton, PA 18042
Attorney: William E. Hutcheson, III, Esquire, 91 Larry Holmes Drive, Suite 200, Easton, PA 18042

CLIFF, EMELINE W., dec'd.

Late of the City of Bethlehem, Northampton County, PA
Executrix: Mary Karen Cliff c/o Stephen A. Strack, Esquire, Steckel and Stopp LLC, 125 S. Walnut Street, Suite 210, Slatington, PA 18080
Attorneys: Stephen A. Strack, Esquire, Steckel and Stopp LLC, 125 S. Walnut Street, Suite 210, Slatington, PA 18080

GLASS, EVA M., dec'd.

Late of the Borough of Nazareth, Northampton County, PA
Executor: Dieter Konrad Glass 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

GRANT, EVELINE M., dec'd.

Late of the City of Pen Argyl, Northampton County, PA
Executrix: Shelley Eckstein, 6 Chevy Chase Rd., Huntington, NY 11743

GRANT, RENEE M., dec'd.

Late of the City of Pen Argyl, Northampton County, PA
Executrix: Shelley Eckstein, 6 Chevy Chase Rd., Huntington, NY 11743

HELM, JOYCE M., dec'd.

Late of the Township of Palmer,
Northampton County, PA

Executrix: Vicki L. Gruppo 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

JOHNSON, BRUCE E., dec'd.

Late of Lower Nazareth Township,
Northampton County, PA

Executrix: Sally A. Johnson c/o
Aman M. Barber, III, Esquire,
Fiore & Barber, LLC, 418 Main
St., Suite 100, Harleysville, PA
19438

Attorneys: Aman M. Barber, III,
Esquire, Fiore & Barber, LLC,
418 Main St., Suite 100, Harleys-
ville, PA 19438

JONES, DONALD M., dec'd.

Late of the Township of
Washington, Northampton
County, PA

Executor: Alan B. McFall
Attorneys: Jason McFall,
Esquire, McFall Law, LLC, 31
West First Street, Suite J, Wind
Gap, PA 18091

KNELLER, RUTH N., dec'd.

Late of Bethlehem, Northampton
County, PA

Executrix: Donna Lee Kneller
Althouse c/o Kristin M. Harvey,
Esquire, Knafo Law Offices, LLC,
2740 Nazareth Rd., Easton, PA
18045

Attorneys: Kristin M. Harvey,
Esquire, Knafo Law Offices, LLC,
2740 Nazareth Rd., Easton, PA
18045

MAZUR, RONALD EDWARD,
dec'd.

Late of Upper Mt. Bethel Twp.,
Northampton County, PA

Executrix: Christine Mazur c/o
James G. Murphy, Esquire,
Murphy & Murphy, P.C., P.O.
Box 97, Pen Argyl, PA 18072
Attorneys: James G. Murphy,
Esquire, Murphy & Murphy,
P.C., P.O. Box 97, Pen Argyl, PA
18072

MILLER, DARLENE S., dec'd.

Late of the City of Bethlehem,
Northampton County, PA

Executrix: Bethann Jean Hiester,
5292 Talbot Blvd., Cocoa, FL
32926

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

MILLER, ROBERT K., JR., dec'd.

Late of Bethlehem, Northampton
County, PA

Executrix: Stephanie Ann
Speshok c/o Stephen A. Strack,
Esquire, Steckel and Stopp LLC,
125 S. Walnut Street, Suite 210,
Slatington, PA 18080

Attorneys: Stephen A. Strack,
Esquire, Steckel and Stopp LLC,
125 S. Walnut Street, Suite 210,
Slatington, PA 18080

MOSER, RICHARD H., SR., dec'd.

Late of Lehigh Township, North-
ampton County, PA

Executor: Richard H. Moser, Jr.
c/o Jeffrey F. Hussar, Esquire,
946 Third Street, Whitehall, PA
18052

Attorney: Jeffrey F. Hussar,
Esquire, 946 Third Street,
Whitehall, PA 18052

SCHOEPPNER, IRMA, dec'd.

Late of the City of Easton, North-
ampton County, PA

Trustees: Gabrielle Schoeppner
and Eric Schoeppner c/o
Timothy J. Duckworth, Esquire,
Mosebach, Funt, Dayton &
Duckworth, P.C., 2045 Westgate
Drive, Suite 404, Bethlehem, PA
18017

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

PAUL S. FRANK, ESQUIRE
KING, SPRY, HERMAN, FREUND & FAUL, LLC

One West Broad Street
Suite 700
Bethlehem, PA 18018

Dec. 28

STASNY, DANIEL, JR., dec'd.

Late of Lower Saucon Township, Northampton County, PA
Executrix: Deborah S. Arnold
Attorney: David M. Backenstoe, Esquire, 148 Main Street, Hellertown, PA 18055

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on October 30, 2023, the Petition of Briella Sponheimer was filed in Northampton County Court of Common Pleas at No. C-48-CV-2023-08878, seeking to change the name of Petitioner from Briella Paige Sponheimer to Briella Paige Lopes. The Court has fixed Monday, February 5, 2024 at 9:00 a.m. in Motions Court at the Northampton County Courthouse as the date for hearing of the Petition. All persons interested in the proposed change of name may appear and show cause, if any they have, why the prayer of the Petitioner should not be granted.

Dec. 28

YEAGER, CHRISTOPHER S., dec'd.

Late of the Township of Lower Mt. Bethel, Northampton County, PA
Executrix: Susanne M. Yeager 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

SHERIFF'S SALE OF VALUABLE REAL ESTATE

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on JANUARY 5, 2024, 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.

YETTER, TERRY R., dec'd.

Late of Roseto, Northampton County, PA
Personal Representative: Michael James Yetter c/o Matthew T. Tranter, Esquire, One West Broad Street, Suite 700, Bethlehem, PA 18018
Attorney: Matthew T. Tranter, Esquire, One West Broad Street, Suite 700, Bethlehem, PA 18018

No. C-48-CV-2013-03022

WELLS FARGO BANK,
NATIONAL ASSOCIATION, AS
TRUSTEE ET AL.

vs.

ANTRON FLOWERS,
UNITED STATES OF AMERICA

NOTICE OF INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed by:

ATLAS MOBILE CO.

with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, under the provisions of the Business Corporation Law of 1988, as amended.

Property Address:

2915 Whitewood Road, Bethlehem, PA 18017

UPI/Tax Parcel Number:

N6NW1/1/2/0214

ALL THAT CERTAIN lot or parcel of ground situate in Hanover Township, Northampton County, Pennsylvania, bounded and described according to a survey made by Allen G. Zoll and Charles D. Remaly, Registered Surveyors, on April 10, 1954.

TITLE TO SAID PREMISES is vested in Antron Flowers, unmarried, by deed from Audrey L. George, widow, said deed recorded July 3, 2002, in the Northampton County Recorder of Deeds Office in Book 2002-1 at page 173017.

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

No. C-48-CV-2016-02293

JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION

vs.

NORRIS B. BENNING

Property Address:

3796 Stevens Court, Bangor, PA 18013

UPI/Tax Parcel Number:

F10/5/14B-6/0117

ALL THAT CERTAIN lot, piece or parcel of land situate in Lower Mount Bethel Township, Northampton County, Pennsylvania, shown as Lot No. 7 of Wil-or-El Subdivision according to Drawing 87D1810 as prepared by Joseph E. Policelli, Professional Land Surveyor.

TITLE TO SAID PREMISES is vested in Norris B. Benning, unmarried, by deed from Federal National Mortgage Association, said deed recorded on August 30, 2012, in the Northampton County Recorder of Deeds Office in Book 2012-1 at page 205765.

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

No. C-48-CV-2018-00844

U.S. BANK TRUST NATIONAL
ASSOCIATION ET AL.

vs.

DEIDRE S. PATTERSON a/k/a

DEIDRE L. SHAFFER a/k/a

DEIDRE SHAFFER, AS

EXECUTRIX AND DEVISEE OF

THE ESTATE OF

WILMER J. SHAFFER

Property Address:

925 Vernon Street, Bethlehem, PA 18015

UPI/Tax Parcel Number:

P6SW3B/22/2/0204

ALL THOSE THREE CERTAIN messuages, tenements and lots or pieces of ground, with the buildings and improvements thereon erected, situate in Bethlehem City, Northampton County, Pennsylvania.

THEREON BEING ERECTED a detached one-car garage.

Property Address:

927 Vernon Street, Bethlehem, PA 18015

UPI/Tax Parcel Number:

P6SW3B/22/1/0204

TITLE TO BOTH PARCELS (Lots 2 and 1) is vested in Deidre S. Patterson a/k/a Deidre L. Shaffer, by deed from Deidre S. Patterson, Executrix under the Last Will and Testament of Wilmer S. Shaffer a/k/a Wilmer Shaffer, deceased, said deed recorded on November 18, 2016, in the Northampton County Recorder of Deeds Office in Book 2016-1 at page 251610.

THEREON BEING ERECTED one half of a split-level single residential dwelling with vinyl siding and stucco exterior, shingle roof and above-ground pool.

Property Address:

Vernon Street, Bethlehem, PA 18015

UPI/Tax Parcel Number:

P6SW3B/22/8/0204

TITLE TO SAID PARCEL (Lot 8) is vested in Deidre S. Patterson a/k/a Deidre L. Shaffer, by deed from Deidre S. Patterson, Executrix under the Last Will and Testament of Wilmer S. Shaffer a/k/a Wilmer Shaffer, deceased, said deed recorded on November 18, 2016, in the Northampton County Recorder of Deeds Office in Book 2016-1 at page 251603.

THEREON BEING ERECTED one half of a split-level single residential dwelling with vinyl siding and stucco exterior, shingle roof and above-ground pool.

No. C-48-CV-2022-02270

NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING

vs.

RYAN T. AINGE,

PAULA A. RIVERA-AINGE

Property Address:

37 North 6th Street, Bangor, PA 18013

UPI/Tax Parcel Number:

E9NE1B/13/23/0102

ALL THAT CERTAIN lot, parcel or piece of land situate on the east side of Sixth Street in Bangor Borough, Northampton County, Pennsylvania, as shown by Plan or Plot of Lots of John Lobb.

TITLE TO SAID PREMISES is vested in Ryan T. Ainge and Paula A. Rivera-Ainge, husband and wife, by deed from Jeffrey S. Duyssen and Bethann L. Duyssen, husband and wife, said deed recorded on January 14, 2020, in the Northampton County Recorder of Deeds Office in Book 2020-1 at page 009683.

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

No. C-48-CV-2022-02384

LAKEVIEW LOAN SERVICING, LLC vs.

TERRENCE BILLMAN, GAIL KING

Property Address:

21 Edie Lane, Easton, PA 18045

UPI/Tax Parcel Number:

M8SE2/18/26/0324

ALL THAT CERTAIN lot or piece of ground situate in Palmer Township, Northampton County, Pennsylvania, being known as Lot No. 112 as shown on the plan of "Wilden Acres", said plan being recorded in Map Book 12 at page 53.

TITLE TO SAID PREMISES is vested in Gail King and Terrence Billman by deed from Kimberly Kunsman, said deed recorded on April 12, 2016, in the Northampton County Recorder of Deeds Office in Book 2016-1 at page 067170.

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

No. C-48-CV-2022-03237

LAKEVIEW LOAN SERVICING, LLC vs.

UNKNOWN HEIRS OF

JONATHAN ELLIOTT, SR. a/k/a

JONATHAN A. ELLIOTT, SR.,

JONATHAN THOMAS ELLIOTT,

HEIR OF JONATHAN ELLIOTT, SR.

a/k/a JONATHAN A. ELLIOTT, SR.,

DECEASED, STACEY RYAN a/k/a

STACEY ELLIOTT, HEIR OF

JONATHAN ELLIOTT, SR. a/k/a

JONATHAN A. ELLIOTT, SR.,

DECEASED

Property Address:

1516 Crest Park Court, Bethlehem, PA 18015

UPI/Tax Parcel Number:

P7/16/12-13/0204

ALL THAT CERTAIN Unit No. 23 in the property known, named and identified in the Declaration referred to as "Park View Commons, a Condominium", located in Bethlehem City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Jonathan A. Elliott, Sr., a single man, by deed from Thomas L. Elliott, Jr., and Mary C. Elliott, husband and wife, said deed recorded on June 5, 2018, in the Northampton County Recorder of Deeds Office in Book 2018-1 at page 114260. The said Jonathan A. Elliott, Sr., died on January 29, 2020.

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

No. C-48-CV-2022-05584

U.S. BANK TRUST NATIONAL
ASSOCIATION ET AL.

vs.

FRANCISCO VELEZ, JR.

Property Address:

665 Hayes Street, Bethlehem, PA
18015

UPI/Tax Parcel Number:

P6SE2D/16/1/0204

ALL THAT CERTAIN lot or piece of ground, with the buildings erected thereon, situated on the east side of Hayes Street in Bethlehem City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Francisco Velez, Jr., by deed from Alan A. Kulick, said deed recorded on February 6, 2007, in the Northampton County Recorder of Deeds Office in Book 2007-1 at page 051564.

THEREON BEING ERECTED a three-story colonial-style single residential dwelling with stone and vinyl exterior and slate roof.

No. C-48-CV-2022-06056

NEWREZ, LLC d/b/a SHELLPOINT
MORTGAGE SERVICING

vs.

MICHAEL McNAIR,
ANGELA TONDI

Property Address:

2520 Swanson Street, Easton, PA
18045

UPI/Tax Parcel Number:

L8NE3/3/22/0324

ALL THAT CERTAIN piece, parcel or tract of land situate in Palmer Township, Northampton County, Pennsylvania, known as Lot 10 of Cheverly Hills as recorded in Map Book 87 at page 87.

TITLE TO SAID PREMISES is vested in Michael McNair and Angela Tondi by deed from Mary Woerner, said deed recorded on October 3, 2018, in the Northampton County Recorder of Deeds Office in Book 2018-1 at page 213020.

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

No. C-48-CV-2022-07773

WELLS FARGO BANK NA

vs.

PHILLIP P. KASEBIER

Property Address:

117 Garibaldi Avenue, Roseto, PA
18013

UPI/Tax Parcel Number:

D9SE4B/1/17/0128

ALL THAT CERTAIN dwelling house and lot or piece of ground situate in Roseto Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Phillip P. Kasebier by deed from Phillip P. Kasebier and Julie H. Kasebier, said deed recorded on July 24, 2009, in the Northampton County Recorder of Deeds Office in Book 2009-1 at page 190842.

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

No. C-48-CV-2022-07774

AMERIHOM MORTGAGE
COMPANY, LLC

vs.

SCOTT E. HACKER

Property Address:

1460 Washington Avenue,
Northampton, PA 18067

UPI/Tax Parcel Number:

M4NW2A/2/2/0522

ALL THAT CERTAIN message or tenement and parcel or piece of land situate in the Second Ward of Northampton Borough, Northampton County, Pennsylvania, and designated as the northern half of Lot No. 97 on the John Smith Plan of Town Lots.

TITLE TO SAID PREMISES is vested in Scott E. Hacker by deed from James T. Kucharik and Karen P. Kucharik, said deed recorded on October 14, 2021, in the Northampton County Recorder of Deeds Office in Book 2021-1 at page 368644.

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

No. C-48-CV-2023-00728

US BANK TRUST NATIONAL
ASSOCIATION ET AL.

vs.

LINDA M. BRENNAN

Property Address:

4131 Walter Road, Bethlehem, PA
18020

UPI/Tax Parcel Number:

M7/17/12-51/0205

ALL THAT CERTAIN tract or parcel of land situate in Bethlehem Township, Northampton County, Pennsylvania, being Lot 51 as shown

on a Plan of Subdivision entitled "The Towns of Highland Park, Phase II & III", said plan dated March 21, 2003, revised June 25, 2003, and prepared by Cowan Associates, Inc., Quakertown, PA.

TITLE TO SAID PREMISES is vested in Linda M. Brennan by deed from The Towns at Highland Park, Limited Partnership, said deed recorded on May 19, 2006, in the Northampton County Recorder of Deeds Office in Book 2006-1 at page 201723.

THEREON BEING ERECTED a two-story residential row home with stone exterior and aluminum siding, shingle roof and attached one-car garage.

No. C-48-CV-2023-01547

PENNYMAC LOAN SERVICES, LLC
vs.

BRANDON KEVIN LATIMER

Property Address:

717 Mauch Chunk Street, Easton,
PA 18042

UPI/Tax Parcel Number:

L9SE4D/20/29/0310

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in Easton City, Northampton County, Pennsylvania, bounded and described according to a survey and plan "Canal Park Southside Neighborhood Development Tract 102", dated 06/05/1987 and last revised 08/10/1988, made by Hanover Engineering Associates, Inc., of Bethlehem, Pennsylvania, and recorded in Map Book 88 at page 425.

TITLE TO SAID PREMISES is vested in Brandon Kevin Latimer by deed from Michael A. Spohn and Jan M. Spohn, said deed recorded on June 10, 2015, in the Northampton County Recorder of Deeds Office in Book 2015-1 at page 104230.

THEREON BEING ERECTED a colonial-style residential row home with vinyl siding and slate roof.

No. C-48-CV-2023-01852

NEWREZ, LLC d/b/a SHELLPOINT
MORTGAGE SERVICING

vs.

RONALD J. PELIZOTO

Property Address:

207 Sleepy Hollow Road, Bath, PA
18014

UPI/Tax Parcel Number:

K6/5/14/0503

ALL THAT CERTAIN message or tenement and parcel or piece of land situate in Bath Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Ronald J. Pelizoto, single, by deed from Jerome Pritko, married, said deed recorded on August 31, 1992, in the Northampton County Recorder of Deeds Office in Book 873 at page 1.

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

No. C-48-CV-2023-03046

MIDFIRST BANK

vs.

NANCY A. MONTROM,
STANLEY C. MONTROM

Property Address:

752 Williams Avenue, Walnutport,
PA 18088

UPI/Tax Parcel Number:

J2SW4B/6/23A-7/1033

ALL THAT CERTAIN message, tenement and lot or tract of ground located in Walnutport Borough, Northampton County, Pennsylvania, and known as Lot 4, Phase II of the Final Minor Subdivision of B Supply, Inc., as recorded in Plan Book 89 at page 202.

TITLE TO SAID PREMISES is vested in Stanley C. Montrom and Nancy A. Montrom, husband and wife, by deed from Vincent J. Sarnicky, Jr., single, said deed recorded on November 5, 2003, in the Northampton County Recorder of Deeds Office in Book 2003-1 at page 464112.

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

No. C-48-CV-2023-03301

CF FUND II, LLC

vs.

MICHAEL J. KLITCHKO, UNITED
STATES OF AMERICA

Property Address:

1818 Chardonnay Drive, Easton,
PA 18045

UPI/Tax Parcel Number:

N8/23/6/0205

ALL THAT CERTAIN piece, parcel or tract of land situate in Bethlehem Township, Northampton County, Pennsylvania, shown as Lot 59 on the Final Subdivision Plan of Phase I of The Vineyard at Wagner Farms, said plan recorded in Map Book 1995-5 at page 263.

TITLE TO SAID PREMISES is vested in Michael J. Klitchko by deed from Robert J. Marchetti and M. Therese Marchetti a/k/a Mary Therese Marchetti, husband and wife, said deed recorded on June 3, 2020, in the Northampton County Recorder of Deeds Office in Book 2020-1 at page 120695.

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

No. C-48-CV-2023-03350

CF FUND II, LLC

vs.

MICHAEL KLITCHKO

Property Address:

2840 Jacksonville Road,
Bethlehem, PA 18017

UPI/Tax Parcel Number:

N6NW1/4/3A/0214

ALL THAT CERTAIN tract or parcel of land situate along the easterly side of Jacksonville Road in Hanover Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Michael Klitchko by deed from Ruben Rodriguez and Elibed Rodriguez, husband and wife, said deed recorded on October 21, 2021, in the Northampton County Recorder of Deeds Office in Book 2021-1 at page 380544.

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

No. C-48-CV-2023-03351

CF FUND II, LLC

vs.

MICHAEL KLITCHKO

Property Address:

254 Sleepy Hollow Road, Bath, PA
18014

UPI/Tax Parcel Number:

K6/5/19/0503

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

TITLE TO SAID PREMISES is vested in Michael Klitchko by deed from Jose Custodio and Michael Klitchko, said deed recorded on March 11, 2021, in the Northampton County Recorder of Deeds Office in Book 2021-1 at page 090430.

THEREON BEING ERECTED a bi-level single residential dwelling with plywood (unfinished) exterior, shingle roof and attached two-car garage.

No. C-48-CV-2023-03960

WELLS FARGO BANK,
NATIONAL ASSOCIATION, AS
TRUSTEE ET AL.

vs.

CAREY L. SNYDER,
MELISSA A. SNYDER

Property Address:

228 West Saint Joseph Street,
Easton, PA 18042

UPI/Tax Parcel Number:

L9SE3A/15/15/0310

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

TITLE TO SAID PREMISES is vested in Carey L. Snyder and Melissa A. Snyder, husband and wife, by deed from Samuel R. Snyder, Jr., Terry A. Snyder, husband and wife, and Carey L. Snyder, said deed recorded on February 16, 2007, in the Northampton County Recorder of Deeds Office in Book 2007-1 at page 063254.

THEREON BEING vacant land.

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. 14, 21, 28