

**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****EDWARDS, ANDREA R.,** dec'd.

Late of the Borough of Bath, Northampton County, PA  
 Executrix: Jacqueline A. Cummings c/o Robert C. Brown, Jr., Esquire, Fox, Oldt & Brown, 940 W. Lafayette Street, Suite 100, Easton, PA 18042  
 Attorneys: Robert C. Brown, Jr., Esquire, Fox, Oldt & Brown, 940 W. Lafayette Street, Suite 100, Easton, PA 18042

**ELLIS, RICHARD WALTER,** dec'd.

Late of the Township of Williams, Northampton County, PA  
 Executrix: Lori Beth Coon 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

**EMBARDINO, RAYMOND T.,** dec'd.

Late of the Borough of West Easton, Northampton County, PA  
 Executor: John M. Embardino c/o John E. Kotsatos, Esquire, 717 Washington Street, Easton, PA 18042  
 Attorney: John E. Kotsatos, Esquire, 717 Washington Street, Easton, PA 18042

**HANEY, ELAINE E.,** dec'd.

Late of the City of Easton, Northampton County, PA  
 Administrator: John A. Haney c/o Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045  
 Attorneys: Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045

**KLOTZ, SALLIE V.,** dec'd.

Late of the Township of Lehigh, Northampton County, PA  
 Executors: Roger M. Klotz, Bruce K. Klotz and Kathleen F. Hagenbuch 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

**KOEHLER, ROBERT A., SR.,** dec'd.

Late of the City of Bethlehem, Northampton County, PA  
 Executor: James Alan Koehler, Sr. 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

**KOVACS, JOSEPHINE D.,** dec'd.

Late of the Township of Palmer, Northampton County, PA  
 Executrix: Christina M. Myers 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

**MOSER, CARL W., JR.,** dec'd.

Late of Hanover Township, Northampton County, PA  
 Executors: William C. Moser and Sandra J. Moser c/o Eric R. Strauss, Esquire, Worth, Magee & Fisher, P.C., 2610 Walbert Avenue, Allentown, PA 18104  
 Attorney: Eric R. Strauss, Esquire, Worth, Magee & Fisher, P.C., 2610 Walbert Avenue, Allentown, PA 18104

**POLICELLI, DUANE M.,** dec'd.

Late of the Township of Upper Mount Bethel, Northampton County, PA  
 Executor: Marc Louis Policelli  
 Attorney: Nicholas R. Sabatine, III, Esquire, 16 S. Broadway, Suite 1, Wind Gap, PA 18091

**POWERS, MICHAEL AUSTIN,** dec'd.

Late of Lehigh Township, Northampton County, PA  
 Executors: Anthony John Struss and Thomas H. Schlichter, III 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

**RABBITT, JAMES WILLIAM,** dec'd.

Late of the Township of Palmer, Northampton County, PA  
 Executrix: Dianne E. Byers c/o Robert C. Brown, Jr., Esquire, Fox, Oldt & Brown, 940 W. Lafayette Street, Suite 100, Easton, PA 18042  
 Attorneys: Robert C. Brown, Jr., Esquire, Fox, Oldt & Brown, 940 W. Lafayette Street, Suite 100, Easton, PA 18042

**SCHULER, CHARLOTTE a/k/a CHARLOTTE J. SCHULER a/k/a CHARLOTTE JANE SCHULER,** dec'd.

Late of Williams Township, Northampton County, PA  
 Executor: Mr. Frank Butner Schuler, II c/o Robert A. Nitchkey, Jr., Esquire, Hemstreet, Nitchkey & Freidl, 730 Washington Street, Easton, PA 18042  
 Attorneys: Robert A. Nitchkey, Jr., Esquire, Hemstreet, Nitchkey & Freidl, 730 Washington Street, Easton, PA 18042

**SNYDER, MARY ANN,** dec'd.

Late of Hellertown, Northampton County, PA  
 Executors: Kristine Marie Kranzley and Eric Snyder c/o T. Benjamin Traud, Esquire, Traud Law Offices, 3055 College Heights Blvd., Ste. 2A, Allentown, PA 18104  
 Attorneys: T. Benjamin Traud, Esquire, Traud Law Offices, 3055 College Heights Blvd., Ste. 2A, Allentown, PA 18104

**SOHN, LAWRENCE M.,** dec'd.

Late of the Township of Forks, Northampton County, PA

Executrix: Karyn S. Steele c/o Henry R. Newton, Jr., Esquire, 127 N. 4th Street, Easton, PA 18042

Attorney: Henry R. Newton, Jr., Esquire, 127 N. 4th Street, Easton, PA 18042

**SECOND PUBLICATION**

**DARAZSDI, JOHN A., SR.**, dec'd.

Late of the Township of Plainfield, Northampton County, PA

Executrix: Rena Hilda Darazsdi 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

**GODISKA, JAMES PAUL**, dec'd.

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

Co-Executors: Kenneth R. Godiska and George James Godiska 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

**KODER, MONA L.**, dec'd.

Late of the Borough of Hellertown, Northampton County, PA

Executor: Randall James Koder c/o John M. Ashcraft, III, Esquire, 20 North 5th St., Suite #1, Emmaus, PA 18049-2406

Attorney: John M. Ashcraft, III, Esquire, 20 North 5th St., Suite #1, Emmaus, PA 18049-2406

**MOLINARI, WALTER FRANK**, dec'd.

Late of the Borough of Northampton, Northampton County, PA

Administratrix: Milissa Ann Burke 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

**MOONEY, JAMES A., JR.**, dec'd.

Late of 94 W. 26th Street, Northampton, Northampton County, PA

Executrix: Colleen McGee c/o Jacob T. Thielen, Esquire, Miller Thielen, P.C., 101 S. Richmond St., Ste. B, Fleetwood, PA 19522

Attorneys: Jacob T. Thielen, Esquire, Miller Thielen, P.C., 101 S. Richmond St., Ste. B, Fleetwood, PA 19522

**SELDEN, HOWARD S.**, dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executor: Nathan A. Selden 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

**WAMBOLD, DOROTHY C.**, dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executrix: Dorothy M. Smith c/o Kevin F. Danyi, Esquire, Danyi Law, P.C., 133 East Broad Street, Bethlehem, PA 18018

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

**WHITAKER, HELENE MARIE,**  
dec'd.

Late of Bethlehem, Northampton County, PA

Personal Representative: Amy Whitaker c/o Paul S. Frank, Esquire, King Spry Herman Freund & Faul LLC, One West Broad Street, Suite 700, Bethlehem, PA 18018

Attorneys: Paul S. Frank, Esquire, King Spry Herman Freund & Faul LLC, One West Broad Street, Suite 700, Bethlehem, PA 18018

**THIRD PUBLICATION****BRIGGS, CANDACE K.,** dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executor: David J. Jordan, Jr. Attorneys: David J. Jordan, Jr., Esquire, Attorneys at Law, 134 Broadway, Bangor, PA 18013

**BUDINETZ, MICHAEL J.,** dec'd.

Late of Lehigh Twp., Northampton County, PA

Executrix: Tara Hope Field a/k/a Tara Hope Budinetz c/o Hilary Fuelleborn, Esquire, Luskus & Fuelleborn, P.C., 745 Yorkway Pl., Jenkintown, PA 19046

Attorneys: Hilary Fuelleborn, Esquire, Luskus & Fuelleborn, P.C., 745 Yorkway Pl., Jenkintown, PA 19046

**BUTLER, WARREN GODLEY, JR.,**  
dec'd.

Late of the City of Easton, Northampton County, PA

Executor: William Charles Butler c/o Stanley M. Vasiliadis, Esquire, Vasiliadis Pappas Associates LLC, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020

Attorneys: Stanley M. Vasiliadis, Esquire, Vasiliadis Pappas Associates LLC, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020

**CRAIG, ELAINE E.,** dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Executrix: Joyce A. Marmelo 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

**CWENAR, JOSEPH EDWARD,**  
dec'd.

Late of Walnutport, Northampton County, PA

Executor: Edward Joseph Cwenaar c/o Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

Attorneys: Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

**DUGAN, RYAN M.,** dec'd.

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

Administratrix: Regina M. Dugan c/o Ellen M. Kraft, Esquire, 4510 Bath Pike, Suite 201, Bethlehem, PA 18017-9265

Attorney: Ellen M. Kraft, Esquire, 4510 Bath Pike, Suite 201, Bethlehem, PA 18017-9265

**EVERITT, CATHERINE M.,** dec'd.

Late of the City of Easton, Northampton County, PA

Executrix: Ms. Janet Everitt c/o Robert A. Nitchkey, Jr., Esquire, Hemstreet, Nitchkey & Friedl, 730 Washington Street, Easton, PA 18042

Attorneys: Robert A. Nitchkey, Jr., Esquire, Hemstreet, Nitchkey & Friedl, 730 Washington Street, Easton, PA 18042

**MILLER, RICHARD A.**, dec'd.

Late of Plainville Twp., Northampton County, PA  
Administratrix: Ruth Miller, 935 George St., Pen Argyl, PA 18072  
Attorneys: Jennifer M. Merx, Esquire, Skarlatos Zonarich, 320 Market St., Ste. 600W, Harrisburg, PA 17101

**MUTARELLI, GLORIA A.**, dec'd.

Late of Hanover Twp., Northampton County, PA  
Executor: Richard A. Mutarelli c/o John N. Schaeffer, III, Esquire, Eastburn & Gray, PC, 60 E. Court St., P.O. Box 1389, Doylestown, PA 18901-0137  
Attorneys: John N. Schaeffer, III, Esquire, Eastburn & Gray, PC, 60 E. Court St., P.O. Box 1389, Doylestown, PA 18901-0137

**PERFETTI, DENNA L.**, dec'd.

Late of Forks Township, Northampton County, PA  
Executor: David Robert Perfetti, 608 Westwind Drive, Easton, PA 18040  
Attorneys: Jason R. Costanzo, Esquire, ARM Lawyers, 115 E. Broad Street, Bethlehem, PA 18018

**PETRO, DIANE C.**, dec'd.

Late of Bethlehem, Northampton County, PA  
Executor: James John Petro c/o Michael A. Santanasto, Esquire, Santanasto Law, 210 E. Broad St., Bethlehem, PA 18018  
Attorneys: Michael A. Santanasto, Esquire, Santanasto Law, 210 E. Broad St., Bethlehem, PA 18018

**PIEPER, DELOS MARION**, dec'd.

Late of Easton, Northampton County, PA  
Executor: Craig Delos Pieper c/o Tara A. Eckels, Esquire, Fox, Oldt & Brown, 940 W. Lafayette St., Suite 100, Easton, PA 18042  
Attorneys: Tara A. Eckels, Esquire, Fox, Oldt & Brown, 940 W. Lafayette St., Suite 100, Easton, PA 18042

**SCHNURMAN, EILANE L.**, dec'd.

Late of Bethlehem City, Northampton County, PA  
Executor: Stuart L. Schnurman c/o James J. Ruggiero, Jr., Esquire, Ruggiero Law Offices, LLC, 16 Industrial Blvd., Ste. 211, Paoli, PA 19301  
Attorneys: James J. Ruggiero, Jr., Esquire, Ruggiero Law Offices, LLC, 16 Industrial Blvd., Ste. 211, Paoli, PA 19301

**SHELL, PAUL LEE**, dec'd.

Late of the Borough of Nazareth, Northampton County, PA  
Administrator: Bradley M. Shell 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

**UNANGST, RICHARD A.**, dec'd.

Late of the Township of Plainfield, Northampton County, PA  
Administratrix: Kelly A. Roth Unangst 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

**WALTERS, RICHARD FRANCIS,**  
 dec'd.  
 Late of the Township of Forks,  
 Northampton County, PA  
 Executor: Jeffrey S. Walters  
 c/o Henry R. Newton, Jr.,  
 Esquire, 127 N. 4th Street,  
 Easton, PA 18042  
 Attorney: Henry R. Newton,  
 Jr., Esquire, 127 N. 4th Street,  
 Easton, PA 18042

**WEAVER, GLADYS M.,** dec'd.  
 Late of the Township of  
 Bethlehem, Northampton  
 County, PA  
 Executrix: Cynthia W. Szakos  
 c/o Bradford D. Wagner,  
 Esquire, 662 Main Street,  
 Hellertown, PA 18055-1726  
 Attorney: Bradford D. Wagner,  
 Esquire, 662 Main Street, Hel-  
 lertown, PA 18055-1726

**FICTITIOUS NAME  
 REGISTRATION NOTICE**

NOTICE IS HEREBY GIVEN  
 that an Application for Registration  
 of Fictitious Name was filed in the  
 Department of State of the  
 Commonwealth of Pennsylvania on  
 July 25, 2022 for.

**SWANGER LandWorx**

at: 4036 Elm Tree Rd., Walnutport,  
 PA 18088. The name and address  
 of the individual interested in the  
 business are Bryce Swanger at  
 4036 Elm Tree Rd., Walnutport, PA  
 18088. This was filed in accordance  
 with 54 Pa. C.S. 311.417.

Sept. 29

**NOTICE FOR CHANGE OF  
 NAME**

NOTICE IS HEREBY GIVEN  
 that on September 15, 2022, the  
 Petition of Rima Turk was filed in  
 Northampton County Court of  
 Common Pleas at No. C-48-CV-  
 2022-006480, seeking to change  
 the name of Petitioner from Rima

Turk to Reem Turk. The Court has  
 fixed Monday, November 14, 2022 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 or show  
 cause, if any they have, why the  
 prayer of the Petitioner should not be  
 granted.

Sept. 29

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

M. ARIF FAZIL

Plaintiff

v.

DICK M. COOPER

Defendant

**NO. C-48-CV-2022-05471**

NOTICE

TO: DICK M. COOPER, Defendant

You are notified that the Plaintiff,  
 M. Arif Fazil, has commenced a civil  
 action against you relating to the  
 motor vehicle accident on August 30,  
 2020. Plaintiff requested money  
 damages from the injuries sustained  
 in the accident.

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 twenty (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 defenses 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(s). 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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP. 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.

ATTORNEY REFERRAL &  
INFORMATION SERVICE  
P.O. Box 4733  
Easton, PA 18043-4733  
(610) 258-6333  
AMERICAN WITH DISABILITIES  
ACT OF 1990

The Court of Common Pleas of Northampton County is required by law to comply with the Americans with Disabilities Act of 1990. For information about accessible facilities and reasonable accommodations available to disabled individuals having business before the court, please contact our office. All arrangements must be made at least 72 hours prior to any hearing or business before the court. You must attend the scheduled conference or hearing.

VICTOR E. SCOMILLIO, ESQUIRE  
Pa. I.D. No. 80727  
Attorney for Plaintiff, M. Arif Fazil  
1216 Linden Street  
P.O. Box 1409  
Bethlehem, PA 18016  
(610) 867-5023  
E-mail: ves@bhhsllaw.com

Sept. 29

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

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on October 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-2015-06806**

BETHLEHEM AREA  
SCHOOL DISTRICT

vs.

JASON STEENHAGEN,  
JEREMY STEENHAGEN

**Property Address:**

622 SHIELDS STREET,  
BETHLEHEM, PA 18015

**UPI/Tax Parcel Number:**

P6SE2D/17/24/0204

ALL THAT CERTAIN messuage, tenement and parcel of land situate along the easterly side of Shields Street, between Sullivan and East Seventh Streets, in Bethlehem City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Jason Steenhagen and Jeremy Steenhagen by deed from Jessica A. Sinsky and Gregory Sinsky, said deed recorded on July 2, 2007, in the Northampton County Recorder of Deeds Office in Book 2007-1 at page 242428.

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

**No. C-48-CV-2015-07030**

NORTHAMPTON AREA  
SCHOOL DISTRICT

vs.

MATTHEW W. MOYER,  
LISA G. FRITZINGER

**Property Address:**

1227 MEYER DRIVE, WALNUT-  
PORT, PA 18088

**UPI/Tax Parcel Number:**

H2/16/1L/0516

ALL THAT CERTAIN piece, parcel or tract of land on the northwest side of Meyer Drive in Lehigh Township, Northampton County, Pennsylvania, as shown on a recorded plan of the Development of "Edgemont Acres" as laid out by Richard C. Becker and Naomi J. Becker, his wife, in December, 1963.

TITLE TO SAID PREMISES is vested in Matthew W. Moyer and Lisa G. Fritzinger by deed recorded on April 12, 1995, in the Northampton County Recorder of Deeds Office in Book 1995-1 at page 30779.

THEREON BEING ERECTED a ranch-style single residential dwelling with aluminum siding and shingle roof.

**No. C-48-CV-2016-05111**

NORTHAMPTON AREA  
SCHOOL DISTRICT

vs.

THE UNKNOWN HEIRS OF  
AMELIA R. SCHULTES,  
BRIAN K. SCHULTES, HEIR OF  
AMELIA R. SCHULTES,  
BRUCE D. SCHULTES, HEIR OF  
AMELIA R. SCHULTES

**Property Address:**

450 WALNUT DRIVE, NORTH-  
AMPTON, PA 18067

**UPI/Tax Parcel Number:**

J4/19/3B/0516

ALL THAT CERTAIN message, tenement and tract of land situate in Pennsville Village, Lehigh Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Donald W. Schultes and Amelia R. Schultes by deed recorded on January 9, 1964, in the Northampton County Recorder of Deeds Office in Book 209 at page 298. And the said Donald W. Schultes died on January 2, 2009, whereby title became vested solely in Amelia R. Schultes.

THEREON BEING ERECTED a ranch-style single residential dwelling with aluminum siding and shingle roof.

**No. C-48-CV-2017-06458**

NORTHAMPTON AREA  
SCHOOL DISTRICT

vs.

EDWARD WALKER

**Property Address:**

2868 NORTH SHADOW OAKS  
DRIVE, DANIELSVILLE, PA 18038

**UPI/Tax Parcel Number:**

G5/1/29J/0520

ALL THAT CERTAIN lot or tract of land, with the improvements erected thereon, situated on the north side of Shadow Oaks Drive in Moore Township, Northampton County, Pennsylvania, and being shown on the Subdivision Plan of Lake Tupeek, said plan recorded in Map Book 89 at page 230.

TITLE TO SAID PREMISES is vested in Edward Walker by deed from Dominic M. Russo and Edith M. Russo, said deed recorded on April 2, 2001, in the Northampton County Recorder of Deeds Office in Book 2001-1 at page 50648.

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

**No. C-48-CV-2018-04799**

PNC BANK, NATIONAL  
ASSOCIATION ET AL.

vs.

JANE M. SIEGFRIED



**Property Address:**

501 KNAUSS ROAD, NAZARETH,  
PA 18064

**UPI/Tax Parcel Number:**

J7/1/4C/0406

ALL THAT CERTAIN message or tenement and lot or piece of land situate in Bushkill Township, Northampton County, Pennsylvania, being known as Lot No. 2 as shown on the Minor Subdivision of Lands of David Fairman, which Plan is recorded in the Northampton County Recorder of Deeds Office in Plan Book 65 at page 1.

TITLE TO SAID PREMISES is vested in Gregory M. Pugliese and Jane M. Siegfried, with rights of survivorship, by deed from Keith Robert and Jodi Robert, said deed recorded on September 14, 2009, in the Northampton County Recorder of Deeds Office in Book 2009-1 at page 237932. And the said Gregory M. Pugliese died on February 7, 2019, so, pursuant to the survivorship language in the above-mentioned deed, all his interests passed to Jane M. Siegfried.

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

**No. C-48-CV-2018-10777**

NEWREZ LLC ET AL.

vs.

GARY P. TOTHS

**Property Address:**

3051 KEYSTONE STREET,  
BETHLEHEM, PA 18020

**UPI/Tax Parcel Number:**

N7NW3/25/9/0205

ALL THAT CERTAIN message, tenement and eight (8) certain lots situate in Bethlehem Township, Northampton County, Pennsylvania, designated on Plan of "Bethlehem

Annex", recorded in the Northampton County Recorder of Deeds Office in Map Book 6 at page 49, as lots numbered 479, 480, 481, 482, 483, 484, 485 and 486.

TITLE TO SAID PREMISES is vested in Gary P. Toth by deed from Janet L. Kaiser, Executrix of the Estate of Marie H. Lerch, deceased, said deed recorded on February 21, 2005, in the Northampton County Recorder of Deeds Office in Book 2005-1 at page 62888.

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

**No. C-48-CV-2019-02615**

PENNYMAC LOAN SERVICES, LLC

vs.

DODDIE HALL, GUY HALL

**Property Address:**

2696 VAN BUREN ROAD,  
EASTON, PA 18045

**UPI/Tax Parcel Number:**

L8NE1/16/2/0324

ALL THAT CERTAIN lot of land at the southwest intersection of Logan Drive and Van Buren Road in Palmer Township, Northampton County, Pennsylvania, known as Lot No. 44 on the Plan of Newburg Homes, Section B, dated October, 1963, prepared by E. T. Sales, Inc., and recorded in the Northampton County Recorder of Deeds Office in Map Book 18 at page 25.

TITLE TO SAID PREMISES is vested in Guy Hall and Doddie Hall, husband and wife, by deed from Santo A. Stillo, Jr., and Shirley H. Stillo, husband and wife, said deed recorded in the Northampton County Recorder of Deeds Office in Book 2015-1 at page 106625.

THEREON BEING ERECTED a ranch-style single residential dwelling

with aluminum siding and brick exterior, shingle roof and attached two-car garage.

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**No. C-48-CV-2019-04026**

SAUCON VALLEY  
SCHOOL DISTRICT

vs.

GURSHINDER MATHARU

**Property Address:**

2682 REDINGTON ROAD,  
HELLERTOWN, PA 18055

**UPI/Tax Parcel Number:**

N8/15/1D/0719

ALL THAT CERTAIN parcel of land situate in Lower Saucon Township, Northampton County, Pennsylvania, being all of Lot No. B-6 on Plan of Lots entitled "Saucon Farms", said plan recorded in Plan Book 65 at pages 2, 3 and 4.

TITLE TO SAID PREMISES is vested in Gurshinder Matharu by deed from Robert K. Kraemer and Corine K. Kraemer, said deed recorded on October 7, 2002, in the Northampton County Recorder of Deeds Office in Book 2002-1 at page 271755.

THEREON BEING vacant land.

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**No. C-48-CV-2019-05722**

NORTHAMPTON BOROUGH

vs.

JOSEPH J. SOLDERICH

**Property Address:**

1449 CANAL STREET, NORTH-  
AMPTON, PA 18067

**UPI/Tax Parcel Number:**

M4NW1B/9/9/0522

ALL THAT CERTAIN lot, parcel or tract of ground, with all improvements thereon erected, situate on the easterly side of Canal Street in Northampton Borough, Northampton County, Pennsylvania, shown as Lot 1 on the Subdivision Plan for George J. Kanuck, recorded in Plan Book 88 at page 306.

TITLE TO SAID PREMISES is vested in Joseph J. Solderich by deed recorded on February 1, 1996, in the Northampton County Recorder of Deeds Office in Book 1996-1 at page 9678.

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

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**No. C-48-CV-2019-05893**

CITY OF BETHLEHEM

vs.

GEORGE W. WEAVER, JR.,  
PATRICIA ANN WEAVER

**Property Address:**

425 OXFORD DRIVE,  
BETHLEHEM, PA 18017-1725

**UPI/Tax Parcel Number:**

M6SE1/3/8/0204

ALL THAT CERTAIN tract, piece or parcel of land, together with the buildings erected thereon, situate, lying and being in the Fourteenth Ward of Bethlehem City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in George W. Weaver, Jr., and Patricia Ann Weaver by deed from David J. D'Emilio and Mary Ann L. D'Emilio, said deed recorded on December 3, 2003, in the Northampton County Recorder of Deeds Office in Book 2003-1 at page 500354.

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

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**No. C-48-CV-2019-05954**

BETHLEHEM AREA  
SCHOOL DISTRICT

vs.

SALVATORE CAMMALLERE

**Property Address:**

1140 AMPLEX STREET,  
BETHLEHEM, PA 18015-2012

**UPI/Tax Parcel Number:**

P6NE3C/4/8/0204

ALL THAT CERTAIN message or tenement and lot or piece of ground, together with the dwelling erected thereon, situate in the Fifth (5th) Ward of Bethlehem City, Northampton County, Pennsylvania, being Parcel A of a Subdivision Plan surveyed by Samuel F. Shireman dated March 23, 1981.

TITLE TO SAID PREMISES is vested in Salvatore Cammallere by deed from Julie Leon, said deed recorded on November 20, 2017, in the Northampton County Recorder of Deeds Office in Book 2017-1 at page 253398.

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

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**No. C-48-CV-2019-10142**

NORTHAMPTON AREA  
SCHOOL DISTRICT

vs.

BY GRACE PROPERTIES, INC.

**Property Address:**

354 BREADFRUIT DRIVE,  
a/k/a 354 EAST BREADFRUIT  
DRIVE, CHERRYVILLE, PA 18035

**UPI/Tax Parcel Number:**

K3NW1/5/6/0516

ALL THAT CERTAIN message or tenement and lot or piece of land situate at Treichlers in Lehigh Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in By Grace Properties, Inc., by deed from Wendy Lee Hrynda, said deed recorded on February 13, 2018, in the Northampton County Recorder of Deeds Office in Book 2018-1 at page 27181.

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

**No. C-48-CV-2020-05164**

BETHLEHEM AREA  
SCHOOL DISTRICT

vs.

THAO K. DUONG

**Property Address:**

724 EAST 7TH STREET,  
BETHLEHEM, PA 18015-3406

**UPI/Tax Parcel Number:**

P6SE2D/20/3/0204

ALL THOSE TWO CERTAIN pieces or tracts of land, with the tenements thereon erected, situate in Bethlehem City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Thao K. Duong by deed from Jennifer M. Duong, said deed recorded on July 28, 2017, in the Northampton County Recorder of Deeds Office in Book 2017-1 at page 160860.

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

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**No. C-48-CV-2020-06812**

NORTHAMPTON AREA  
SCHOOL DISTRICT

vs.

EDWARD J. ALLEN, JR.

**Property Address:**

550 IRONWOOD ROAD, WALNUT-  
PORT, PA 18066-9663

**UPI/Tax Parcel Number:**

J3/14/4A/0516

ALL THAT CERTAIN lot, parcel or tract of land located along the easterly side of Ironwood Drive (T-536) in Lehigh Township, Northampton County, Pennsylvania, shown as Lot 1 and 1A on the Subdivision Plan for Edwin L. Palansky, recorded in Map Book 1995-5 at page 117.

TITLE TO SAID PREMISES is vested in Edward J. Allen, Jr., by deed from Richard Hulsizer and Rita Hulsizer, said deed recorded on

March 23, 2015, in the Northampton County Recorder of Deeds Office in Book 2015-1 at page 44091.

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

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**No. C-48-CV-2021-01570**

CITY OF BETHLEHEM

vs.

REUBEN SOTO, LISA SOTO

**Property Address:**

3440 CORNELL ROAD,  
BETHLEHEM, PA 18020

**UPI/Tax Parcel Number:**

M7NE4/4/3/0205

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

TITLE TO SAID PREMISES is vested in Reuben Soto and Lisa Soto by deed from Kenneth J. Yeager and Brenda A. Yeager, said deed recorded on May 19, 2003, in the Northampton County Recorder of Deeds Office in Book 2003-1 at page 180915.

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

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**No. C-48-CV-2021-02947**

U.S. BANK NATIONAL  
ASSOCIATION, AS INDENTURE  
TRUSTEE ET AL.

vs.

JOSEPH JASNIEWICZ

**Property Address:**

791 NAZARETH PIKE, NAZARETH,  
PA 18064

**UPI/Tax Parcel Number:**

K7NE4/1/2/0418

ALL THAT CERTAIN message or tenement and lot or parcel of land situate in Lower Nazareth Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Joseph Jasniewicz and Debra L. Jasniewicz, husband and wife, by deed from Donald A. Meinhart and Joanne M. Meinhart, husband and wife, said deed recorded on June 9, 1989, in the Northampton County Recorder of Deeds Office in Book 771 at page 372.

The said Debra L. Jasniewicz is deceased and by operation of law title the property vested solely in Joseph Jasniewicz.

THEREON BEING ERECTED a three-story half-double residential dwelling with brick exterior and shingle roof.

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**No. C-48-CV-2021-05171**

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

vs.

VERONIQUE CUSANO a/k/a  
VERONIQUE C. CUSANO

**Property Address:**

6640 MAIN STREET, MARTINS  
CREEK, PA 18063

**UPI/Tax Parcel Number:**

H10NW1/9/5/0317

ALL THAT CERTAIN property situated in Lower Mount Bethel Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Barry M. Cusano, Jr., and Veronique C. Cusano, husband and wife, by deed from Samuel Lavalva and Kelly M. Lavalva, husband and wife, said deed recorded on August 9, 2005, in the Northampton County Recorder of Deeds Office in Book 2005-1 at page 301885. And the said Barry M. Cusano, Jr., died on May 31, 2020, whereby title became vested solely in Veronique C. Cusano.

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

**No. C-48-CV-2021-08200**

U.S. BANK NATIONAL  
ASSOCIATION ET AL.

vs.

EDWARD A. DISBROW

**Property Address:**

129 A STREET, BANGOR, PA  
18013

**UPI/Tax Parcel Number:**

E9NE1A/4/7/0102

ALL THAT CERTAIN message, tenement, tract, piece or parcel of land lying and being in the fourth ward of the Bangor Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Edward A. Disbrow by deed from Charles Petersen and Anthony Malinowski, said deed recorded on January 16, 2015, in the Northampton County Recorder of Deeds Office in Book 2015-1 at page 8842.

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

**No. C-48-CV-2022-01435**

THE BANK OF NEW YORK  
MELLON TRUST COMPANY NA

vs.

BARBARA A. WAGNER

**Property Address:**

1154 ARCADIA STREET,  
BETHLEHEM, PA 18018

**UPI/Tax Parcel Number:**

N6SE3B/22/5/0204

ALL THAT CERTAIN message or tenement and lot or piece of land situate in Bethlehem City, Northampton County, Pennsylvania, being Lot 53, Block 2400, on a certain plan entitled "Map of the United State Housing Corporation of Pennsylvania, Project No. 24, Pembroke Village, Bethlehem, Pennsylvania, Section 1, May 1, 1920", said plan recorded in

Map Book 9 at page 1, and also more particularly shown by sub-division map of said Block 2400 recorded in Map Book 9 at page 6.

TITLE TO SAID PREMISES is vested in Barbara A. Wagner by deed from Clayton R. Wagner and Barbara A. Wagner, husband and wife, said deed recorded on October 2, 1984, in the Northampton County Recorder of Deeds Office in Book 671 at page 548.

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

**No. C-48-CV-2022-01901**

U.S. BANK TRUST NATIONAL  
ASSOCIATION ET AL.

vs.

SHIRLEY A. SCHANEBERGER

**Property Address:**

1420 FERRY STREET, EASTON,  
PA 18042

**UPI/Tax Parcel Number:**

L9SW2C/11/4/0310

ALL THAT CERTAIN message, tenement and lot or piece of ground situate on the southerly side of Ferry Street in Easton City, Northampton County, Pennsylvania, as shown on a survey plan prepared by Kenneth R. Hahn, P.L.S., Drawing No. 87-69, dated April 28, 1987.

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

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

RICHARD H. JOHNSTON  
Sheriff  
Northampton County,  
Pennsylvania

DAVID J. CERAUL, ESQUIRE  
Solicitor to the Sheriff

Sept. 15, 22, 29