

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

Late of the City of Easton, Northampton County, PA  
 Administratrix: Kris Csaszar 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

**SECOND 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, Northampton 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, Northampton 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

**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

**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

**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

**THIRD PUBLICATION**

**CONLY, GEORGE J., III,** dec'd.  
 Late of Lower Saucon Twp., Northampton County, PA  
 Executor: Leonard Richards Conly c/o Edward H. Butz, Esquire, Lesavoy Butz & Seitz, 1620 Pond Rd., #200, Allentown, PA 18104  
 Attorneys: Edward H. Butz, Esquire, Lesavoy Butz & Seitz, 1620 Pond Rd., #200, Allentown, PA 18104

**FISHER, INGER P.,** dec'd.  
 Late of the City of Bethlehem, Northampton County, PA  
 Executor: Kevin Frank Danyi c/o Danyi Law, P.C., 133 East Broad Street, Bethlehem, PA 18018  
 Attorneys: Danyi Law, P.C., 133 East Broad Street, Bethlehem, PA 18018

**JOHNSON, HARRY J., JR.,** dec'd.  
 Late of Nazareth, Northampton County, PA  
 Executor: Harry James Johnson  
 Attorneys: Santanasto Law, 210 E. Broad Street, Bethlehem, PA 18018

**MEDELLIN, DORIS MAE,** dec'd.  
 Late of the City of Easton, Northampton County, PA  
 Executor: Kenneth Medellin c/o Theresa Hogan, Esquire, 340

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

**ROCHE, MICHAEL J.**, dec'd.  
Late of the City of Easton, Northampton County, PA  
Executor: Michael Christopher Roche c/o Karl F. Longenbach, Esquire, 425 West Broad St., Bethlehem, PA 18018-5528  
Attorney: Karl F. Longenbach, Esquire, 425 West Broad St., Bethlehem, PA 18018-5528

**RUOFF, VIRGINIA L.**, dec'd.  
Late of Palmer Township, Northampton County, PA  
Gordon L. Ruoff and Virginia L. Ruoff Revocable Living Trust dated May 14, 1999, as amended  
Settlers: Gordon L. Ruoff and Virginia L. Ruoff  
Successor Trustee: Steven G. Ruoff  
Attorney: William J. Fries, Esquire, The Atrium, Suite 106, Allentown, PA 18104

**SMITH, RICHARD S.**, dec'd.  
Late of Lower Mount Bethel Twp., Northampton County, PA  
Executrix: Linda Kay Smith c/o John N. Schaeffer, Esquire, Eastburn and Gray, P.C., 60 E. Court St., P.O. Box 1389, Doylestown, PA 18901  
Attorneys: John N. Schaeffer, Esquire, Eastburn and Gray, P.C., 60 E. Court St., P.O. Box 1389, Doylestown, PA 18901

**WAXMONSKY, THEODORE L.**, dec'd.  
Late of the Township of Bethlehem, Northampton County, PA

Co-Executors: Michael Curtis Waxmonsky and Nicholas Erik Waxmonsky c/o Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045  
Attorneys: Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045

**YOCUM, MARLENE Z. MCGREGOR**, dec'd.  
Late of Northampton, Northampton County, PA  
Administratrix: Cathy Lynne Bailey 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

**NOTICE OF NONPROFIT INCORPORATION**

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed and approved on December 11, 2023, with the Department of State of the Commonwealth of Pennsylvania, Harrisburg, Pennsylvania, for the purpose of incorporating a nonprofit corporation pursuant to the provisions of the Nonprofit Corporation Law of the Commonwealth, December 21, 1988, P.L. 1444, No. 177, Section 103, as amended.

The name of the corporation is:  
**THE COVE AT SAND SPRINGS HOMEOWNERS ASSOCIATION**

The purpose for which this corporation has been organized is as follows:

To do any lawful act concerning any and all business for which corporations may be incorporated under the Non-Profit Corporation Law of Pennsylvania including the manage-



ment and maintenance of common areas within The Cove at Sand Springs Homeowners' Association and the imposition and collection of assessments to further that purpose.

JOSEPH J. PIPERATO,  
III, ESQUIRE  
EASTBURN & GRAY, PC

412 West Broad Street  
Bethlehem, PA 18018  
(610) 625-3878

Dec. 21

**NOTICE OF PROFESSIONAL  
INCORPORATION**

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania for the purpose of forming a Professional Corporation pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

The name of the Professional Corporation is:

**JASON R. COSTANZO,  
ESQUIRE, P.C.**

The Articles of Incorporation were filed on December 12, 2023.

JASON R. COSTANZO, ESQUIRE  
ARM LAWYERS

115 E. Broad Street  
Bethlehem, PA 18018

Dec. 21

**LIMITED LIABILITY  
COMPANY NOTICE**

NOTICE IS HEREBY GIVEN that a Certificate of Organization for a Domestic Limited Liability Company has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for the purpose of obtaining a Certificate of Organization of a proposed domestic limited liability company to be organized under the provisions of the Pennsylvania

Limited Liability Company Law of 1994, 15 Pa. C.S. §8901 et seq., approved December 7, 1994, P.L. 703, No. 106 §4, and any successor statute, as amended from time to time, effective in sixty (60) days.

Name of the Limited Liability Company:

**ESTIMATED PROFIT GROUP LLC**  
Certificate of Organization filed:  
December 4, 2023.

WILLIAM W. MATZ, JR., ESQUIRE  
211 W. Broad Street  
Bethlehem, PA 18018-5517

Dec. 21

**NOTICES OF DISSOLUTION**

To: all creditors of TCF PROPERTY HOLDINGS, LLC

NOTICE IS HEREBY GIVEN that the Members of **TCF PROPERTY HOLDINGS, LLC**, a Pennsylvania limited liability company, with an address of 4640 Locust Drive, Nazareth, PA 18064, have approved a proposal that the corporation voluntarily dissolve, and that the Members are now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1977 of the Pennsylvania Business Corporation Law of 1988, as amended.

DENNIS E. BENNER, ESQUIRE  
BENNER & TROVATO

City Line Plaza  
2005 City Line Road  
Suite 106  
Bethlehem, PA 18017  
(610) 867-3900

Dec. 21

NOTICE IS HEREBY GIVEN that the shareholders of **TREC HOLDINGS, INC.**, a Pennsylvania corporation, with an address of 3700 Chipman Road, Easton, PA 18045 (Northampton County), have unanimously approved a proposal that the corporation voluntarily

dissolve and is now engaged in winding up and settling affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

Dec. 21

NOTICE IS HEREBY GIVEN that the shareholders of **TWIN RIVERS GASTROENTEROLOGY CENTER, INC.**, a Pennsylvania corporation, with an address of 3700 Chipman Road, Easton, PA 18045 (Northampton County), have unanimously approved a proposal that the corporation voluntarily dissolve and is now engaged in winding up and settling affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

Dec. 21

**NOTICE FOR CHANGE OF NAME**

NOTICE IS HEREBY GIVEN that on November 22, 2023, the Petition of Jason Milakovic was filed in Northampton County Court of Common Pleas at No. C-48-CV-2023-009537, seeking to change the name of Petitioner from Jason Edward Milakovic to Jason Edward Reza. The Court has fixed Friday, January 26, 2024 at 9:00 a.m., in courtroom #2 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. 21

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

IN RE: ERIN MARIE YOB  
**NO. CV-2023-9867**

NOTICE OF NAME CHANGE

NOTICE IS HEREBY GIVEN that on December 5, 2023, Erin Marie Yob, filed in the Court of Common Pleas of Northampton County, Pennsylvania at Docket No. CV-2023-9867, a Petition seeking to change her name to JACKSON ALDRIC LOUIS YOB.

The Petition will be presented on February 5, 2024, at 9:00 a.m. in Motions Court of the Northampton County Courthouse, 669 Washington Street, Easton, PA 18042. All parties interested in the proposed change of name may appear and show cause, if they have, why the prayer of the Petitioner should not be granted.

LISA M. SPITALE, ESQUIRE  
Attorney ID No. 94297

Attorney for the Petitioner  
680 Wolf Avenue  
Easton, PA 18042  
(610) 258-3757

Dec. 21

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

JURY TRIAL DEMANDED  
MARTHA PEREZ, AIYANA PEREZ  
and, ANIYAH JORDAN, Individually  
Plaintiffs

vs.

WILLIAM RIVERA and ARTIO  
TRAFFIC PROTECTION, LLC,  
Individually and Jointly, and  
RAFAEL HERNANDEZ  
Defendants

**NO. C-0048-CV-2022-7355**

NOTICE

TO: RAFAEL HERNANDEZ

If you wish to defend you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be



entered against you by the Court without further notice for the relief requested by the plaintiff (s). You may lose money or property or other rights important to you. This concerns an automobile accident on March 17, 2021.

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. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

LAWYER REFERRAL SERVICE  
P.O. Box 4733  
Easton, PA 18043-4733  
Telephone: (610) 258-6333

JOHN R. VIVIAN, JR., ESQUIRE  
830 Lehigh Street  
Easton, PA 18042  
(610) 258-6625

Dec. 21

**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.

**No. C-48-CV-2013-03022**  
WELLS FARGO BANK,  
NATIONAL ASSOCIATION, AS  
TRUSTEE ET AL.

vs.

ANTRON FLOWERS,  
UNITED STATES OF AMERICA

**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.

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**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.

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**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.

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**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.

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**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.

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**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.

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**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.

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**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.

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**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 messuage 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 messuage, 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 Marchett 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.

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**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.

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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