

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**BOEWE, LOUISE a/k/a ELLEN**

LOUISE BOEWE, dec'd.

Late of Nazareth, Northampton County, PA

Executor: Karl H. Kline c/o Fitzpatrick Lentz & Bubba, P.C., Two City Center, 645 W. Hamilton Street, Suite 800, Allentown, PA 18101

Attorneys: Fitzpatrick Lentz & Bubba, P.C., Two City Center, 645 W. Hamilton Street, Suite 800, Allentown, PA 18101

BOHUNICKY, MARION L., dec'd.

Late of the Township of Lehigh, Northampton County, PA

Trust of Marion L. Bohunicky
Trustee: Brian Bohunicky 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

COLONNA, KATHRYN MILLS, dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Executor: William N. Colonna, III, 23407 Deal Island Road, Chance, MD 21821

DAVIS, MALISSA KATHRYN, dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Executor: Sky Robert Davis 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

FOURNEY, MARY M., dec'd.

Late of Bethlehem, Northampton County, PA

Co-Executors: John Leonard Fournery and Anne C. Mowad c/o Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045-5227

Attorneys: Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045-5227

FULOP, HONOR, dec'd.

Late of Northampton, Northampton County, PA

Executrix: Jeanie Smock c/o Larry R. Roth, Esquire, The Roth Law Firm, 123 N. 5th St., Allentown, PA 18102

Attorneys: Larry R. Roth, Esquire, The Roth Law Firm, 123 N. 5th St., Allentown, PA 18102

GOODENOUGH, MARIANNE, dec'd.

Late of the Borough of Wind Gap, Northampton County, PA

Executrix: Carol Jean Fedon c/o David J. Ceraul, Esquire, 22

Market Street, P.O. Box 19,
Bangor, PA 18013-0019
Attorney: David J. Ceraul,
Esquire, 22 Market Street, P.O.
Box 19, Bangor, PA 18013-0019

GULBRANDSEN, GATHA M.,
dec'd.

Late of Upper Mount Bethel
Township, Northampton County,
PA

Administrator: Gregg Norman
Gulbrandsen, 2540 Shipman
Lane, Perry, FL 32348

Attorneys: Jason R. Costanzo,
Esquire, ARM Lawyers, 115 E.
Broad Street, Bethlehem, PA
18018

HAUCK, GREGORY A., JR., dec'd.

Late of Easton, Northampton
County, PA

Administratrix: Barbara A.
Krassner c/o Fitzpatrick Lentz &
Bubba, P.C., Two City Center,
645 W. Hamilton Street, Suite
800, Allentown, PA 18101

Attorneys: Fitzpatrick Lentz &
Bubba, P.C., Two City Center,
645 W. Hamilton Street, Suite
800, Allentown, PA 18101

KRATZ, CAROLYN M., dec'd.

Late of Nazareth, Northampton
County, PA

Executor: Michael L. Kratz c/o
Steven B. Molder, Esquire, 904
Lehigh St., Easton, PA 18042
Attorney: Steven B. Molder,
Esquire, 904 Lehigh St., Easton,
PA 18042

LAMBERT, ROBERT DAVID,
dec'd.

Late of the Borough of
Northampton, Northampton
County, PA

Executors: Wesley Franklin
Lambert, 142 Philwood Lane,
Milford, PA 18337 and William
Robert Lambert, 5414 Oswego
Drive, Bethlehem, PA 18017

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

NEMETH, THOMAS A., dec'd.

Late of Bethlehem, Northampton
County, PA

Executor: Dino P. Cantelmi 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

ROMAINE, TERESA M., dec'd.

Late of Lower Saucon Township,
Northampton County, PA

Executor: John Edward Romaine
c/o Judith A. Harris, Esquire,
Norris McLaughlin, P.A., 515
West Hamilton Street, Suite 502,
Allentown, PA 18101

Attorneys: Judith A. Harris,
Esquire, Norris McLaughlin,
P.A., 515 West Hamilton Street,
Suite 502, Allentown, PA 18101

ROPER, BARBARA A. a/k/a
BARBARA W. ROPER, dec'd.

Late of Bethlehem, Northampton
County, PA

Executor: Michael A.
Santanasto, Santanasto Law,
210 E. Broad St., Bethlehem, PA
18018

Attorneys: Michael A.
Santanasto, Esquire, Santanasto
Law, 210 E. Broad St.,
Bethlehem, PA 18018

SCHROETTNER, ELEANOR M.,
dec'd.

Late of the City of Bethlehem,
Northampton County, PA

Co-Executrices: Christina
Kramer and Mary Beth Pizza 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

SEIPT, DONALD V., dec'd.

Late of 95 Buttermilk Road,
Williams Township, North-
ampton County, PA

Executors: Kathryn B. Hlavaty,
Donald A. Seipt and William D.
Seipt c/o Robert B. Roth,
Esquire, The Roth Law Firm, 123
North Fifth Street, Allentown, PA
18102

Attorneys: Robert B. Roth,
Esquire, The Roth Law Firm, 123
North Fifth Street, Allentown, PA
18102

STOCKER, BARRY R., dec'd.

Late of the Township of Palmer,
Northampton County, PA

Co-Executors: Barry Michael
Stocker and Kurt R. Stocker 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

STOUDT, LARRY U., dec'd.

Late of the Borough of Nazareth,
Northampton County, PA

Executor: Alfred S. Pierce,
Esquire, 124 Belvidere Street,
Nazareth, PA 18064

Attorneys: Scott R. Steirer,
Esquire, Pierce & Steirer, LLC,
124 Belvidere Street, Nazareth,
PA 18064

WENDT, MONIKA E.I., dec'd.

Late of Bethlehem Township,
Northampton County, PA

Administrator: Frank D. Wendt
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

ZANSITIS, JAMES W., dec'd.

Late of Palmer Township,
Northampton County, PA

Executor: Kevin Zansitis c/o
Richard H. Pepper, Esquire, 717
Washington Street, Easton, PA
18042

Attorney: Richard H. Pepper,
Esquire, 717 Washington Street,
Easton, PA 18042

ZAVECZ, CHARLES F., dec'd.

Late of Bethlehem Township,
Northampton County, PA

Executor: Dennis Patrick Snell
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

SECOND PUBLICATION

BLAMPIED, BENJAMIN DAVID,
dec'd.

Late of the Township of
Bethlehem, Northampton
County, PA

Administratrix: Jennifer Poe 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

CLAUSE, JOHN K., dec'd.

Late of the Township of
Bethlehem, Northampton
County, PA

Executors: Scott Michael Foss
and Christopher M. Mertz 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

EDGAR, MICHAEL S., dec'd.

Late of Easton City, Northampton
County, PA

Executors: Gary James Vogt and
Katharine Edgar c/o Charles J.
Durante, Esquire, Connolly
Gallagher LLP, 1201 N. Market
St., 20th Fl., Wilmington, DE
19801

Attorneys: Charles J. Durante,
Esquire, Connolly Gallagher LLP,
1201 N. Market St., 20th Fl.,
Wilmington, DE 19801

GIOVATTO, SHARON L., dec'd.

Late of 4461 W. Mountain View
Drive, Walnutport, Northampton
County, PA

Executrix: Helen M. Vincenzi c/o
Linda S. Luther-Veno, Esquire,
2204 Walbert Avenue, Allentown,
PA 18104

Attorney: Linda S. Luther-Veno,
Esquire, 2204 Walbert Avenue,
Allentown, PA 18104

KILLY, MICHAEL, JR., dec'd.

Late of the Township of
Bethlehem, Northampton
County, PA

Administrator: Michael Killy, Sr.
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

MARSHALL, DAVID G., JR., dec'd.

Late of the Township of Hanover,
Northampton County, PA

Administratrix: Hue Thi Nguyen
c/o Nicholas M. Zumas, Esquire
and Vivian I. Zumas, Esquire,
742 Main Street, Bethlehem, PA
18018

Attorneys: Nicholas M. Zumas,
Esquire and Vivian I. Zumas,
Esquire, 742 Main Street,
Bethlehem, PA 18018

MARTIN, RYAN J., dec'd.

Late of the Township of Moore,
Northampton County, PA

Administratrix: Juliana Farella
c/o Goudsouzian & Associates,
2940 William Penn Highway,
Easton, PA 18045

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

PAINTER, GOHNATHAN ALLEN,
dec'd.

Late of Bethlehem, Northampton
County, PA

Administratrix: Wendy Marie
Heckman 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

PHILIPS, JOANNE C., dec'd.

Late of Williams Township,
Northampton County, PA

Co-Executors: Gregory W.
Philips and Peter Joseph Philips
c/o Gregory W. Philips, Esquire,
Yergey.Daylor.Allenbach.
Scheffey.Picardi, 1129 E. High
Street, P.O. Box 776, Pottstown,
PA 19464-0776

Attorneys: Gregory W. Philips,
Esquire, Yergey.Daylor.
Allenbach.Scheffey.Picardi, 1129
E. High Street, P.O. Box 776,
Pottstown, PA 19464-0776

SELVAGGIO, MICHAEL P., dec'd.

Late of Bethlehem City, North-
ampton County, PA

Administratrix: Ashli Brooke
Selvaggio c/o Mark W. Tanner,

Esquire, Feldman Shepherd Wohlgelernter Tanner Weinstock Dodig LLP, 1845 Walnut St., 21st Fl., Philadelphia, PA 19103
Attorneys: Mark W. Tanner, Esquire, Feldman Shepherd Wohlgelernter Tanner Weinstock Dodig LLP, 1845 Walnut St., 21st Fl., Philadelphia, PA 19103

THIRD PUBLICATION

BRISTOL, TRACY A., dec'd.

Late of Northampton, Northampton County, PA
Executrix: Tara Ann Miller 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

GILBERT, RAYMOND T., SR., dec'd.

Late of Northampton, Northampton County, PA
Executrix: Amanda L. Martinez 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

MARTUCCI, DAVID M., dec'd.

Late of Bethlehem, Northampton County, PA
Executrix: Jennifer Laura Adamson 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

RUSH, JOELLA M., dec'd.

Late of Bethlehem, Northampton County, PA
Executors: Loretta Becker and Jonathan Rush c/o Robert Pandaleon, Esquire, 847 N. Wahneta St., Allentown, PA 18109
Attorney: Robert Pandaleon, Esquire, 847 N. Wahneta St., Allentown, PA 18109

SCHERER, HENRY L., dec'd.

Late of the Township of Bushkill, Northampton County, PA
Executrix: Tracy Lee Matino 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

SCHLEGEL, ELLIOT HARLEY, dec'd.

Late of 313 S. Walnut Street, Bath, Northampton County, PA
Administratrix: Wendy J. Ashby, Esquire
Attorneys: Ashby Law Offices, LLC, 314 West Broad Street, Suite 118, Quakertown, PA 18951

SCHRAFF, MARJORIE E., dec'd.

Late of the Township of Palmer, Northampton County, PA
Executrix: Jeanmarie E. Stiles 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

STROHE, CAROL L., dec'd.

Late of East Bangor Borough, Northampton County, PA

Executor: Scott Harmon Strohe
c/o Daniel M. O'Donnell,
Esquire, Maloney, Danyi &
O'Donnell, 901 West Lehigh
Street, Bethlehem, PA 18018
Attorneys: Daniel M. O'Donnell,
Esquire, Maloney, Danyi &
O'Donnell, 901 West Lehigh
Street, Bethlehem, PA 18018

WAGNER, CLARENCE D., SR.,
dec'd.

Late of the Borough of Glendon,
Northampton County, PA

Administrator: Jeffery Wagner
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

**NOTICE OF INCORPORATION
BLUE & GRAY TOTAL HOME
SERVICES, INC.**

has been incorporated under the
provisions of the Pennsylvania
Business Corporation Law of 1988.

ROBERT H. JACOBS, ESQUIRE
400 Northampton Street
Suite 408
Easton, PA 18042

Jan. 19

**CORPORATE FICTITIOUS NAME
REGISTRATION NOTICE**

NOTICE IS HEREBY GIVEN,
pursuant to the provisions of Act 295
of 1982, as amended, of the filing in
the Pennsylvania Department of
State, Bureau of Corporations and
Charitable Organizations, at Harris-
burg, Pennsylvania, of a certificate for
the conduct of business in Pennsyl-
vania under the assumed or fictitious
name:

WILBUR MANSION

with its principal place of business at:
201 Cherokee Street, Bethlehem, PA
18015. The name and address of the
entity owning or interested in the
fictitious name are Wilbur Restau-
rant, LLC of 1800 Old Mill Road,
Bethlehem, PA 18015.

ELIZABETH R. GRAVER, ESQUIRE
PLUNKETT & GRAVER, P.C.
2030 Tilghman St.
Ste. 202
Allentown, PA 18104
(610)-432-1590
mollyg@plunkettgraver.com

Jan. 19

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that
on December 22, 2022, the Petition
of Heather Jennifer Whitely was filed
in Northampton County Court of
Common Pleas at No. C-48-CV2022-
009307, seeking to change the name
of Petitioner from Heather Jennifer
Whitely to Lila Werner.

The Court has fixed Monday,
February 20, 2023 at 9:00 a.m. in
courtroom #4 at the Northampton
County Courthouse as the date for
hearing of the Petition. All persons
interested in the proposed change of
name may appear and show cause,
if any they have, why the prayer of
the Petitioner should not be granted.

Jan. 19

**IN THE COURT OF COMMON
PLEAS OF NORTHAMPTON
COUNTY, PENNSYLVANIA**

EMINENT DOMAIN PROCEEDING
IN REM

IN RE: CONDEMNATION BY THE
COMMONWEALTH OF
PENNSYLVANIA, DEPARTMENT OF
TRANSPORTATION, OF THE
RIGHT-OF-WAY FOR STATE
ROUTE 0512, SECTION 04S IN
THE BOROUGH OF BATH
NO. C-48-CV-2022-9341
TERM, 2022

NOTICE OF CONDEMNATION AND
DEPOSIT OF ESTIMATED JUST
COMPENSATION

NOTICE IS HEREBY GIVEN that the Commonwealth of Pennsylvania, by the Secretary of Transportation, whose address is the Commonwealth of Pennsylvania, Department of Transportation, Office of Chief Counsel, Real Property Division, Commonwealth Keystone Building, Harrisburg, Pennsylvania 17120, pursuant to the provisions of Section 2003(e) of the Administrative Code of 1929, P.L. 177, 71 P.S. 513(e), as amended, has filed on December 27, 2022 a Declaration of Taking to the above term and number, condemning the property shown on the plans of the parcels listed on the Schedule of Property Condemned which have been recorded in the Recorder's Office of the above county at the places indicated on the said schedule. The name(s) of the owner(s) of the property interest(s) condemned is (are) also shown on the aforesaid Schedule. The Secretary of Transportation, on behalf of himself/herself and the Governor has approved the within condemnation by signing on March 2, 2022 a plan entitled Drawings Authorizing Acquisition of Right-of-Way for State Route 0512 Section 04S R/W in Northampton County, and State Route 0248 Section 04S R/W, and State Route 0987 Section 04S R/W, a copy of which plan was recorded in the Recorder's Office of the aforesaid county on April 21, 2022, in Plan Book 2022-5 Page 255.

The purpose of the condemnation is to acquire property for transportation purposes.

Plans showing the property condemned from the parcels listed on the Schedule of Property Condemned

have been recorded in the aforesaid Recorder's Office at the places indicated on the Schedule, where they are available for inspection. The Property Interest thereby condemned is designated on the Declaration of Taking heretofore filed. The Commonwealth of Pennsylvania is not required to post security, inasmuch as it has the power of taxation.

Because the identity or the whereabouts of the condemnee(s) listed below is (are) unknown or for other reasons he (they) cannot be served, this notice is hereby published in accordance with Section 305(b) of the Eminent Domain Code (26 Pa. C.S. §305(b)).

Claim No.; Parcel No.; Name; Address

4800371000; 53; Unknown Owner; Sta. 359+92 to Sta 360+23

The power or right of the Secretary of Transportation of the Commonwealth of Pennsylvania to appropriate the property condemned, the procedure followed by the Secretary of Transportation or the Declaration of Taking may be challenged by filing preliminary objections within thirty (30) days of the date of this notice.

FURTHERMORE, NOTICE IS GIVEN THAT the Commonwealth of Pennsylvania, Department of Transportation, pursuant to Section 522 of the Eminent Domain Code (26 Pa. C.S. §522), will, at the end of the above-referenced thirty (30) day time period within which to file preliminary objections to the Declaration of Taking, present a petition to the Court of Common Pleas of the above county to deposit into court the just compensation estimated by the Commonwealth to be due all parties in interest for damages sustained as the result of the condemnation of the property herein involved.

The petition to deposit estimated just compensation may not be presented to the court if the owner(s) of the property herein involved inform the District Right-of-Way Administrator of the District noted below of their existence and/or whereabouts prior to the expiration of the noted period. After estimated just compensation has been deposited into court, the said monies may be withdrawn by the persons entitled thereto only upon petition to the court. If no petition is presented within a period of six years of the date of payment into court, the court shall order the fund or any balance remaining to be paid to the Commonwealth without escheat.

Kenneth S. Kutchinsky
District Right-of-Way
Administrator
Engineering District 5-0
Pennsylvania Department
of Transportation
Jan. 19

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

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on FEBRUARY 10, 2023, 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-2011-03134

WELLS FARGO BANK, N.A.

vs.

BRIAN C. HUMPHREYS, HEIR
AND/OR ADMINISTRATOR OF
THE ESTATE OF VIRGINIA L.

HUMPHREYS, BRUCE
HUMPHREYS, HEIR AND/OR
ADMINISTRATOR OF THE ESTATE
OF VIRGINIA L. HUMPHREYS

Property Address:

2253 Linden Street, Bethlehem,
PA 18017

UPI/Tax Parcel Number:

N6NE3D/3/1/0204

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 Virginia L. Humphreys, deceased, by deed from Virginia L. Albrecht, a/k/a Virginia L. Humphreys, said deed recorded on October 23, 1992, in the Northampton County Recorder of Deeds Office in Book 877 at page 649; and in Brian C. Humphreys, a/k/a Brian-Carl Humphreys, by deed from Virginia L. Humphreys, deceased, said deed recorded on September 10, 2020, in the Northampton County Recorder of Deeds Office in Book 2020-1 at page 221297. (NOTE: Said deed to Brian C. Humphreys, a/k/a Brian-Carl Humphreys, is not signed by Grantor and is therefore not effective.)

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

No. C-48-CV-2019-03723

TOWNSHIP OF BETHLEHEM

vs.

LEMIL CORDERO,

LIDIA CORDERO

Property Address:

2817 Fairview Street, Bethlehem,
PA 18020

UPI/Tax Parcel Number:

N7NW3/46/9/0205

ALL THAT CERTAIN tract or parcel of land situate along the northerly

side of Fairview Street in Bethlehem Township, Northampton County, Pennsylvania, and indicated as Lot No. 2 on a plan entitled "Minor Subdivision Plan of Lands N/F Michael & Doris Gancarcik for Hanover Group Builders" as prepared by Keystone Consulting Engineers, Inc., and recorded in Map Book 2006-5 at page 126.

TITLE TO SAID PREMISES is vested in Lemil Cordero and Lidia Cordero by deed recorded on July 28, 2008, in the Northampton County Recorder of Deeds Office in Book 2008-1 at page 218035.

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

No. C-48-CV-2021-05858

NORTHAMPTON AREA

SCHOOL DISTRICT

vs.

MELISSA M. BABYAK

Property Address:

2806 Valley View Drive, Bath, PA 18014

UPI/Tax Parcel Number:

H5/22/14G/0520

ALL THAT CERTAIN tract or piece of land situate in Moore Township, Northampton County, Pennsylvania, and known as Lot #9 of Walker Terrace as recorded in Map Book 30 at page 29.

TITLE TO SAID PREMISES is vested in Melissa M. Babyak by deed from Richard M. Babyak, said deed recorded on March 13, 2014, in the Northampton County Recorder of Deeds Office in Book 2014-1 at page 40363.

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

No. C-48-CV-2021-07489

BANK OF NEW YORK

MELLON ET AL.

vs.

MILKO MONTES,

KRISTEN K. MONTES

Property Address:

76 Crest Boulevard, Easton, PA 18045

UPI/Tax Parcel Number:

L8/6/17-34/0324

ALL THAT CERTAIN piece, parcel or tract of land situate in Palmer Township, Northampton County, Pennsylvania, shown as Lot 34 on the Final Plan of Park View Estates, Phase 6, as recorded in Map Book 2005-5 at page 26.

TITLE TO SAID PREMISES is vested in Milko Montes and Kristen K. Montes, husband and wife, as tenants by the entirety, by deed from Lam Contractors, Inc., said deed recorded on July 27, 2006, in the Northampton County Recorder of Deeds Office in Book 2006-1 at page 303453.

THEREON BEING ERECTED a two-story single residential dwelling with stone veneer, shingle roof and attached three-car garage.

No. C-48-CV-2022-00478

LOANCARE, LLC

vs.

MATTHEW T. BANKOS

Property Address:

416 East 5th Street, Northampton, PA 18067

UPI/Tax Parcel Number:

M4NE4A/6/6/0522

ALL THAT CERTAIN lot or piece of land situate on the south side of East 5th Street in Northampton Borough, Northampton County, Pennsylvania, being known and designated as Lots No.39, 40 and 41 on a Plan of Town Lots laid out by John H. Miller, now or formerly by Alfred Sohland, by Charles W. Grossart, Civil Engineer.

TITLE TO SAID PREMISES is vested in Matthew T. Bankos by deed from Thomas W. Stranzl, Executor of the Last Will and Testament of Caroline R. Stranzl, deceased, said deed recorded on May 19, 2014, in the Northampton County Recorder of Deeds Office in Book 2014-1 at page 79450.

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

No. C-48-CV-2022-02122

WELLS FARGO BANK, N.A.

vs.

BARRY D. GRUBER

Property Address:

111 High Point Lane, Easton, PA 18042-7216

UPI/Tax Parcel Number:

M10NW1A/1/7/0310

ALL THAT CERTAIN lot or piece of land situate in Easton City, Northampton County, Pennsylvania, bounded and described in accordance with a survey by Sam Carroccio, Licensed Land Survey, dated August 15, 1984.

TITLE TO SAID PREMISES is vested in Barry D. Gruber by deed from Robert Mannon, unmarried, said deed recorded on December 18, 2002, in the Northampton County Recorder of Deeds Office in Book 2002-1 at page 357045.

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

No. C-48-CV-2022-02505

PNC BANK NATIONAL
ASSOCIATION

vs.

LORI LEE FRENCH

Property Address:

1227 Spring Garden Street,
Easton, PA 18042

UPI/Tax Parcel Number:

L9SW2B/5/1/0310

ALL THAT CERTAIN messuage, tenement and lot or piece of ground situate on the north side of Spring Garden Street in the 8th Ward of Easton City, Northampton County, Pennsylvania, as described and shown on a survey plan prepared by Kenneth R. Hahn, R.S., drawing No. 79-349, dated August 15, 1979.

TITLE TO SAID PREMISES is vested in Lori Lee French, single, by deed from Randy H. Kale and Diane M. Kale, his wife, said deed recorded on November 7, 1997, in the Northampton County Recorder of Deeds Office in Book 1997-1 at page 124874.

THEREON BEING ERECTED a colonial-style half-double residential dwelling with brick exterior and slate roof.

No. C-48-CV-2022-03500

FIRST COMMONWEALTH
FEDERAL CREDIT UNION

vs.

MATTHEW A. BLOSS

Property Address:

543 Carol Lane, Bath, PA 18014

UPI/Tax Parcel Number:

H6SW3/4/6/0520

ALL THAT CERTAIN tract or parcel of land situate in Moore Township, Northampton County, Pennsylvania, known as Lot No. 33 as shown on Plan of Clearview Farms Estates, Section II.

TITLE TO SAID PREMISES is vested in Matthew Bloss by deed from Wilmington Savings Fund Society, FSB, said deed recorded on June 22, 2020, in the Northampton County Recorder of Deeds Office in Book 2020-1 at page 134714.

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

No. C-48-CV-2022-04236

HSBC BANK USA,
NATIONAL ASSOCIATION,
AS TRUSTEE ET AL.

vs.

SCOTT D. WELLER, SR.,
STEPHANIE L. WELLER a/k/a
STEPHANIE L. KLOIBER

Property Address:

1386 Stewart Street, Northampton,
PA 18067

UPI/Tax Parcel Number:

M4NW1B/18/9/0522

ALL THAT CERTAIN tract of land,
together with the frame dwelling
thereon, located on the western side
of Stewart Street in Northampton
Borough, Northampton County,
Pennsylvania.

TITLE TO SAID PREMISES is
vested in Scott D. Weller, Sr., by deed
from Stephanie L. Kloiber, said deed
recorded on March 2, 2020, in the
Northampton County Recorder of
Deeds Office in Book 2020-1 at page
45967.

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

No. C-48-CV-2022-04990

FREEDOM MORTGAGE
CORPORATION

vs.

DOUG E. PAULUS

Property Address:

429 Old Grade Road, Wind Gap,
PA 18091

UPI/Tax Parcel Number:

F6/6/1/0406

ALL THAT CERTAIN lot or piece of
ground, with the improvements
thereon erected, situated on the
southerly side of Old Grade Road
(T-627) in Bushkill Township,
Northampton County, Pennsylvania,
being all of Lot No. 2 on a Subdivision
Plan titled Lot Line Adjustment for

Erma Hess, as prepared by Kenneth
R. Hahn, P.L.S., on Drawing No.
98-68, dated and last revised March
29, 1999.

TITLE TO SAID PREMISES is
vested in Doug E. Paulus by deed
from Thomas McCarthy and Gertrude
McCarthy, husband and wife, said
deed recorded on August 20, 2015,
in the Northampton County Recorder
of Deeds Office in Book 2015-1 at
page 160348.

THEREON BEING ERECTED a
ranch-style single residential dwelling
with aluminum siding, shingle roof,
detached two-car garage and above-
ground pool.

No. C-48-CV-2022-05584

NATIONSTAR MORTGAGE, LLC
d/b/a MR. COOPER

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
51564.

THEREON BEING ERECTED a
three-story single residential dwelling
with vinyl siding and stucco exterior
and shingle and slate roof.

No. C-48-CV-2022-06136

PENTAGON FEDERAL
CREDIT UNION

vs.

JAMES O'DOWD

Property Address:

229 Hope Street, Stockertown, PA
18040

UPI/Tax Parcel Number:

J8/8/10-1/0429

ALL THAT CERTAIN parcel of land
in Stockertown Borough, Northamp-
ton County, Pennsylvania.

TITLE TO SAID PREMISES is
vested in James O'Dowd by deed from
James O'Dowd and Diane M. O'Dowd,
said deed recorded on November 12,
2015, in the Northampton County
Recorder of Deeds Office in Book
2015-1 at page 224515.

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

No. C-48-CV-2022-06455

SANTANDER BANK, N.A.

vs.

DOREEN C. REPSHER

Property Address:

1204 Lower South Main Street,
Bangor, PA 18013

UPI/Tax Parcel Number:

E9SE3/1/4/0134

ALL THAT CERTAIN messuage,
tenement, lot, tract, piece or parcel of
land situate in Washington Township,
Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is
vested in Doreen C. Repsher by deed
from Brett L. Repsher and Doreen C.
Repsher, said deed recorded on
January 9, 2003, in the Northampton
County Recorder of Deeds Office in
Book 2003-1 at page 9920.

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

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

RICHARD H. JOHNSTON

Sheriff

Northampton County,
Pennsylvania

DAVID J. CERAUL, ESQUIRE

Solicitor to the Sheriff

Jan. 19, 26; Feb. 2