

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**BIRD, ROBERT A.,** dec'd.

Late of 4807 Alder Drive, Walnutport, Northampton County, PA

Executor: Michael Alan Bird, 4807 Alder Drive, Walnutport, PA 18088

Attorneys: Matthew G. Schnell, Esquire, Strubinger Law, P.C., 505 Delaware Avenue, P.O. Box 158, Palmerton, PA 18071-0158

DIMMICK, DARLENE M., dec'd.

Late of the Borough of Northampton, Northampton County, PA

Executrix: Anita Lynn Hozza c/o Scott R. Steirer, Esquire, Pierce & Steirer, LLC, 124 Belvidere Street, Nazareth, PA 18064

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

FALCONE, AURELIO, dec'd.

Late of the Borough of Bangor, Northampton County, PA

Executor: Craig Alan Falcone, 308 E. 2nd Street, Media, PA 19063

Attorney: John J. McCreesh, IV, Esquire, 7053 Terminal Square, Upper Darby, PA 19082

FRANKENFIELD, ARLENE J., dec'd.

Late of Northampton, Northampton County, PA

Executor: David Gery Frankenfield, II c/o Sally L. Schoffstall, Esquire, Schoffstall Elder Law, 2987 Corporate Court, Suite 200, Orefield, PA 18069

Attorneys: Sally L. Schoffstall, Esquire, Schoffstall Elder Law, 2987 Corporate Court, Suite 200, Orefield, PA 18069

FREUND, JAMES PAUL, SR., dec'd.

Late of the City of Easton, Northampton County, PA

Executors: David William Freund, Robert Christopher Freund and Theresa Ann Sostorecz

Attorney: Nancy G. Aaroe, Esquire, 2358 Gruver Avenue, Easton, PA 18045

GAMBLER, RITA LOUISE, dec'd.

Late of Bethlehem, Northampton County, PA

Executrix: Myra Elizabeth Jones c/o William W. Matz, Jr., Esquire, 211 W. Broad Street, Bethlehem, PA 18018-5517

Attorney: William W. Matz, Jr., Esquire, 211 W. Broad Street, Bethlehem, PA 18018-5517

HAAS, ROBERT A., dec'd.

Late of the Township of Palmer,
Northampton County, PA

Executrix: Lisa J. Vargas c/o
Scott R. Steirer, Esquire, Pierce
& Steirer, LLC, 124 Belvidere
Street, Nazareth, PA 18064

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

KEICH, ROBERT G., dec'd.

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

Administratrix: Nina Marie
McCarthy c/o David M.
Backenstoe, Esquire, 148 Main
Street, Hellertown, PA 18055

Attorney: David M. Backenstoe,
Esquire, 148 Main Street,
Hellertown, PA 18055

LACK, DOROTHY D., dec'd.

Late of Lehigh Township,
Northampton County, PA

Executor: John J. Lack 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

LORAH, MARK C., dec'd.

Late of Hellertown, Northampton
County, PA

Co-Executors: Alyssa Jean Yen
and Ryan David Lorah c/o
Goudsouzian & Associates, 2940
William Penn Highway, Easton,
PA 18045

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

POKOJNI, JAMES P., JR., dec'd.

Late of the City of Easton,
Northampton County, PA

Administrator: Isabelle P.
Pokojni-Diomedo c/o
Goudsouzian & Associates, 2940
William Penn Highway, Easton,
PA 18045

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

RANK, JOANNE PATRICIA, dec'd.

Late of Bethlehem, Northampton
County, PA

Co-Executrices: Denise A. Rego
and Cheryl L. Rank c/o
Christopher T. Spadoni, Esquire,
1413 Easton Ave., P.O. Box 522,
Bethlehem, PA 18018

Attorney: Christopher T.
Spadoni, Esquire, 1413 Easton
Ave., P.O. Box 522, Bethlehem,
PA 18018

SECOND PUBLICATION**ECK, CLEO MARIE,** dec'd.

Late of the Township of Williams,
Northampton County, PA

Executrix: Cheryl Amanda
Grover c/o Theresa Hogan,
Esquire, 340 Spring Garden
Street, Easton, PA 18042

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

JERONIS, CATHERINE MARY,
dec'd.

Late of the Township of Williams,
Northampton County, PA

Executrix: Catherine Mary
Donovan 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

KEPNER, DOROTHY J., dec'd.

Late of the Township of Palmer,
Northampton County, PA

Administratrix C.T.A.: Linda Ann Sheridan 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

MARTYNICK, JOHN F., dec'd.

Late of the Borough of Bangor, Northampton County, PA
Executrix: Joeline Ellen Mayberry 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

MERLO, CHRISTINE C., dec'd.

Late of the City of Bethlehem, Northampton County, PA
Executor: Daniel E. Cohen c/o Law Offices of Robert H. Jacobs, 1 South 3rd Street, Suite 901, Easton, PA 18042-4542
Attorneys: Law Offices of Robert H. Jacobs, 1 South 3rd Street, Suite 901, Easton, PA 18042-4542

MESSINA, MARGARET J., dec'd.

Late of Easton, Northampton County, PA
Executrix: Joan M. Tibbott, 505 New Brunswick Avenue, Phillipsburg, NJ 08865
Attorneys: Brad M. Russo, Esquire, Russo Law Offices, LLC, 633 Belvidere Road, Phillipsburg, NJ 08865

NEWELL, CONSTANCE M., dec'd.

Late of the Borough of Nazareth, Northampton County, PA
Executrix: Tamela Eileen Fidyk c/o DiFelice Law, LLC, 240 South Main Street, Suite 1206, Nazareth, PA 18064

Attorneys: DiFelice Law, LLC, 240 South Main Street, Suite 1206, Nazareth, PA 18064

RAISNER, RANDY W., dec'd.

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

Administrator: Scott D. Raisner 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

RUSSO, RINA, dec'd.

Late of Nazareth, Northampton County, PA

Executor: Louis Boscia c/o Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045

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

SCHALLES, ROBERT Z., dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executrix: Concetta A. Schalles, 305 Carver Drive, Bethlehem, PA 18017

Attorney: Victor E. Scmillio, Esquire, 1216 Linden Street, P.O. Box 1409, Bethlehem, PA 18016

SNYDER, LUCY M., dec'd.

Late of the City of Easton, Northampton County, PA

Executrix: Diane Janice Haney 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

TIERNEY, GLADYS I., dec'd.

Late of Northampton County, PA
Executrix: Karen Kozak-Lott c/o
Stephen M. Mowrey, Esquire,
4501 Bath Pike, Bethlehem, PA
18017

Attorney: Stephen M. Mowrey,
Esquire, 4501 Bath Pike,
Bethlehem, PA 18017

TOTH, JOHN J., dec'd.

Late of Easton, Northampton
County, PA

Executrix: Karen A. Toth, 60
Connard Drive, Easton, PA
18042

Attorneys: Brad M. Russo,
Esquire, Russo Law Offices, LLC,
633 Belvidere Road, Phillipsburg,
NJ 08865

TRESIZE, SALLY ANN, dec'd.

Late of the City of Bethlehem,
Northampton County, PA

Executors: Thomas John
Mammano, Ann Marie
Mammono and Robert V. Littner,
Esquire c/o 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

TRIBBLE, LAVIECE E., dec'd.

Late of Bethlehem, Northampton
County, PA

Administratrix: Jana Kay Tribble
c/o Christopher T. Spadoni,
Esquire, 1413 Easton Ave., P.O.
Box 522, Easton, PA 18018
Attorney: Christopher T.
Spadoni, Esquire, 1413 Easton
Ave., P.O. Box 522, Easton, PA
18018

VARN, ARRON, D., dec'd.

Late of Forks Township, North-
ampton County, PA

Executor: Arron D. Varn, Jr.,
740 Newton Rd., Pueblo, CO
81005

Attorneys: Aaroe Law Offices,
2658 Nazareth Rd., Easton, PA
18045

WOELFEL, JUDD J., dec'd.

Late of Bethlehem, Northampton
County, PA

Personal Representatives: Alyssa
A. Citron and Jenna L. Woelfel
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**BOYSKEY, KIM A.,** dec'd.

Late of Freemansburg, North-
ampton County, PA

Executor: Michael F. Corriere,
Esquire, Corriere and Andres,
LLC, 433 East Broad Street, P.O.
Box 1217, Bethlehem, PA 18016-
1217

Attorneys: Michael F. Corriere,
Esquire, Corriere and Andres,
LLC, 433 East Broad Street, P.O.
Box 1217, Bethlehem, PA 18016-
1217

DAVIS, CHRISTOPHER W., dec'd.

Late of Bethlehem Township,
Northampton County, PA

Executor: Scott William Davis,
3100 10th Street, Bethlehem, PA
18080, Easton, PA 18020

DONCHEZ, CHARLES JOSEPH,
dec'd.

Late of Bethlehem, Northampton
County, PA

Executrix: Donna M. Ford 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

KATZ, SUSAN A., dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executor: Justin B. Mascio 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

KINDRED, WILLIAM J., III, dec'd.

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

Executrix: Mary Louise Williams 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

MACINTYRE, NORMAN LAW, dec'd.

Late of Easton, Northampton County, PA

Executrix: Jennifer Flogel c/o Nancy G. Aaroe, Esquire, 2358 Gruver Avenue, Easton, PA 18045

Attorney: Nancy G. Aaroe, Esquire, 2358 Gruver Avenue, Easton, PA 18045

MIKLAS, ANDREW F., JR., dec'd.

Late of the Borough of Nazareth, Northampton County, PA

Executor: David Andrew Miklas c/o Alfred S. Pierce, Esquire, Pierce & Steirer, LLC, 124 Belvidere Street, Nazareth, PA 18064

Attorneys: Alfred S. Pierce, Esquire, Pierce & Steirer, LLC, 124 Belvidere Street, Nazareth, PA 18064

NORELLI, JANE P., dec'd.

Late of the Borough of Macungie, Lehigh County, PA

The Jane P. Norelli Irrevocable Trust

Co-Trustees: Karen S. Norelli, Charles C. Norelli and Clyde Norelli c/o Robert B. Roth, Esquire, The Roth Law Firm, P.O. Box 4355, Allentown, PA 18105

Attorneys: Robert B. Roth, Esquire, The Roth Law Firm, P.O. Box 4355, Allentown, PA 18105

SHEA, JANET ANN, dec'd.

Late of the Borough of Nazareth, Northampton County, PA

Executrix: Colleen Shea Iannone c/o Timothy B. Fisher, II, Esquire, Fisher & Fisher Law Offices, P.O. Box 396, Gouldsboro, PA 18424

Attorneys: Timothy B. Fisher, II, Esquire, Fisher & Fisher Law Offices, P.O. Box 396, Gouldsboro, PA 18424

THORNTON, HARRY F., JR., dec'd.

Late of the City of Easton, Northampton County, PA

Executor: Richard J. Sostorecz c/o DiFelice Law, LLC, 240 South Main Street, Suite 1206, Nazareth, PA 18064

Attorneys: DiFelice Law, LLC, 240 South Main Street, Suite 1206, Nazareth, PA 18064

VERBA, ARTHUR E., dec'd.

Late of the Township of Williams, Northampton County, PA

Administrator: Edward A. Verba,
801 Jackson St., Easton, PA
18042

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

WALTER, LESTER LAWRENCE,
dec'd.

Late of the Township of
Bethlehem, Northampton
County, PA

Executrix: Gail Darlene Hettel
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

ZALEWSKI, GRACE M., dec'd.

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

Executor: William F. Zalewski,
456 Slateford Road, Mount
Bethel, PA 18343

Attorney: Ronold J. Karasek,
Esquire, Karasek Law Offices,
LLC, 641 Market Street, Bangor,
PA 18013

**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, of a certificate for
the conduct of business in Pennsyl-
vania under the assumed or fictitious
name

SWIFT - RESTAURANT

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 ficti-
tious name is Wilbur Restaurant, LLC
of 1800 Old Mill Rd., Bethlehem, PA
18015.

SARA J. HOGAN, ESQUIRE
PLUNKETT & GRAVER, P.C.
615 Waterfront Dr., Ste 301
Allentown, PA 18102
(610) 432-1590
shogan@plunkettgraver.com

Aug. 28

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

The following real estate will be
sold by the Sheriff of Northamp-
ton County, Pennsylvania, on
SEPTEMBER 5, 2025, 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 North-
ampton 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-2022-03704
(#17 SEP/2025)**

CITY OF EASTON

vs.

GEORGIA HATGES

Property Address:

1126 Northampton Street, Easton,
PA 18042

UPI/Tax Parcel Number:

L9SE1A/22/1/0310

ALL THAT CERTAIN parcel of
land, with improvements thereon
erected, situate at the southeast
corner of the intersection of Northamp-

ton Street (80 feet wide) and Elder Street (20 feet wide) in Easton City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Georgia Hatges by deed from Maria Hatges, said deed recorded on February 18, 2020, in the Northampton County Recorder of Deeds office in Book 2020-1 at page 034487.

THEREON BEING ERECTED a two-story residential apartment/commercial restaurant complex with aluminum siding and flat roof.

No. C-48-CV-2022-06896
(#14 SEP/2025)

NORTHAMPTON AREA SCHOOL
DISTRICT

vs.

EDWARD J. ALLEN, JR.

Property Address:

550 Ironwood Road, Walnutport,
PA 18088

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 (T536) in Lehigh Township, Northampton County, Pennsylvania, and shown as Lot 1 and 1A on the Subdivision Plan for Edwin L. Palansky, recorded in Plan 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 February 23, 2015, in the Northampton County Recorder of Deeds office in Book 2015-1 at page 044091.

THEREON BEING ERECTED a split-level single residential dwelling with combination vinyl siding/brick exterior, shingle roof, attached two-car garage, detached two-car garage and shed.

No. C-48-CV-2023-03434

(#5 SEP/2025)

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

vs.

JOSEPH ROSE, III

Property Address:

3670 North Delaware Drive,
Easton, PA 18040

UPI/Tax Parcel Number:

J10/3/8/0311

ALL THAT CERTAIN lot or tract of land, with the dwelling thereon erected, situate in Forks Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Joseph Rose, III, by deed from Ryan L. Abel, said deed recorded on May 22, 2006, in the Northampton County Recorder of Deeds office in Book 2006-1 at page 202865.

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

No. C-48-CV-2023-07487

(#10 SEP/2025)

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

vs.

TRACY JO COMPANO GOETZ,
UNITED STATES OF AMERICA

Property Address:

4664 Steven Lane, Walnutport, PA
18088

UPI/Tax Parcel Number:

K2NE1/1/12/0516

ALL THAT CERTAIN lot or parcel of land, with the improvements thereon erected, situate on the northwest side of Steven Lane in Lehigh Township, Northampton County, Pennsylvania, and being known as Lot No. 25 on the Plan of Overbrook Heights.

TITLE TO SAID PREMISES is vested in William G. Goetz, III, and Tracy Jo Compano Goetz, as joint tenants with the right of survivorship, by deed from Dale Simock, said deed recorded on August 5, 2002, in the Northampton County Recorder of Deeds office in Book 2002-1 at page 204295. The said William G. Goetz, III, departed this life on January 14, 2015, whereby title became vested solely in Tracy Jo Compano Goetz by operation of law.

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

No. C-48-CV-2023-07968
(#13 SEP/2025)

MCLP ASSET COMPANY, INC.
 vs.

RYAN HARTZELL, SURVIVING
 HEIR OF PAUL L. HARTZELL,
 DECEASED, SHILENE HARTZELL,
 SURVIVING HEIR OF PAUL L.
 HARTZELL, DECEASED,
 UNKNOWN SURVIVING HEIRS OF
 PAUL L. HARTZELL, DECEASED,
 KRISTY WOOD a/k/a KRISTY
 BOYER a/k/a KRISTY HARTZELL,
 SURVIVING HEIR OF PAUL L.
 HARTZELL, DECEASED

Property Address:

1333 Spruce Street, Easton, PA
 18042

UPI/Tax Parcel Number:

L9SW2C/12/16/0310

ALL THAT CERTAIN lot of land, together with the improvements thereon erected, situate on the north side of Spruce Street between South Peach and South Fourteenth Streets in Easton City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Paul L. Hartzell by deed from Nelson W. Hartzell and Janice G. Hartzell, his wife, said deed recorded on January 22, 2004, in the Northampton County Recorder of Deeds office in Book 2004-1 at page 024950. The said Paul L. Hartzell departed this life on or about January 6, 2020.

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

No. C-48-CV-2023-08355
(#3 SEP/2025)

PENNYMAC LOAN SERVICES, LLC
 vs.

GUY HALL a/k/a GUY R. HALL,
 DODDIE HALL a/k/a
 DODDIE L. HALL

Property Address:

2696 Van Buren Road, Easton, PA
 18045

UPI/Tax Parcel Number:

L8NE1/16/2/0324E

ALL THAT CERTAIN lot of land on the southwest corner of the intersection of Logan Drive and Van Buren Road in Palmer Township, Northampton County, Pennsylvania.

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 on June 15, 2015, in the Northampton County Recorder of Deeds office in Book 2015-1 at page 106625.

THEREON BEING ERECTED a one-story ranch-style single residential dwelling with combination aluminum siding/brick exterior, shingle roof and attached two-car garage.

No. C-48-CV-2024-00495**(#4 SEP/2025)**

BANK OF NEW YORK MELLON
TRUST COMPANY, N.A., AS
TRUSTEE ET AL.

vs.

UNKNOWN HEIRS OF
JEANETTE M. PONIKTERA

Property Address:

1303 East 6th Street, Bethlehem,
PA 18015

UPI/Tax Parcel Number:

P7SW1A/9/14/0204

ALL THAT CERTAIN tract or piece
of ground, together with the dwelling
erected thereon, at Oberly Terrace
situate in Bethlehem City, Northamp-
ton County, Pennsylvania.

TITLE TO SAID PREMISES is
vested in Ronald R. Poniktera and
Jeanette M. Poniktera by deed from
Walter Drayton, Jr., said deed
recorded on March 19, 1987, in the
Northampton County Recorder of
Deeds office in Book 721 at page 990.

THEREON BEING ERECTED a
two-story Cape Cod-style single resi-
dential dwelling with brick exterior,
shingle roof and attached one-car
garage.

No. C-48-CV-2024-06730**(#6 SEP/2025)**

SELENE FINANCE

vs.

JOSEPH T. HENRY

Property Address:

451 West Central Avenue, Bangor,
PA 18013

UPI/Tax Parcel Number:

D10SW1D/3/5/0109

ALL THAT CERTAIN messuage,
tenement or piece of land situate in
East Bangor Borough, Northampton
County, Pennsylvania.

TITLE TO SAID PREMISES is
vested in Joseph T. Henry by deed
from Donald Stambaugh and Karen
Stambaugh, husband and wife, said
deed recorded on May 9, 2019, in the
Northampton County Recorder of
Deeds office in Book 2019-1 at page
086331.

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

No. C-48-CV-2024-10673**(#9 SEP/2025)**

BANK OF NEW YORK MELLON, AS
TRUSTEE ET AL.

vs.

JOHNNIE B. HOLMES

Property Address:

319 East Elizabeth Avenue,
Bethlehem, PA 18018

UPI/Tax Parcel Number:

N6SE4B/19/3/0204

ALL THAT CERTAIN western half
of a double dwelling house and lot
situate on the north side of East
Elizabeth Avenue between Linden
and Maple Streets in Bethlehem City,
Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is
vested in Johnnie B. Holmes and
Sharon L. Holmes by deed from
Kalman Lasko and Violet Lasko, said
deed recorded on April 11, 1994, in
the Northampton County Recorder of
Deeds office in Book 1994-6 at page
003990. The said Sharon L. Holmes
departed this life on or about March
11, 2022, thereby vesting title solely
unto Johnnie B. Holmes, as surviving
spouse.

THEREON BEING ERECTED a
three-story residential row home with
brick exterior and shingle roof.

**No. C-48-CV-2024-11679
(#11 SEP/2025)**

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

vs.

JOSEPH M. FANCERA,
STACIE E. FANCERA

Property Address:

4120 Turner Street, Bethlehem,
PA 18020

UPI/Tax Parcel Number:

N7NE2/12/8/0205

ALL THAT CERTAIN lot or parcel of land, hereditaments and appurtenances, situate in Bethlehem Township, Northampton County, Pennsylvania, and known as Lot No. 118 on Plan of Walnut Hills II.

TITLE TO SAID PREMISES is vested in Joseph M. Fancera and Stacie E. Fancera by deed from GMAC Global Relocation Services, Inc., said deed recorded on February 6, 2008, in the Northampton County Recorder of Deeds office in Book 2008-1 at page 032642.

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

**No. C-48-CV-2024-12063
(#19 SEP/2025)**

CITIGROUP MORTGAGE LOAN
TRUST, INC. ET AL.

vs.

CAROLYN E. THOMAS

Property Address:

330 West Wilkes Barre Street,
Easton, PA 18042

UPI/Tax Parcel Number:

L9SE3D/12/4/0310

ALL THAT CERTAIN parcel of land, with improvements there erected, situate in Easton City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Carolyn E. Thomas, married, by deed from Christian C. Schneider, unmarried, said deed recorded on January 4, 2007, in the Northampton County Recorder of Deeds office in Book 2007-1 at page 004584.

THEREON BEING ERECTED a three-story single residential dwelling with asbestos shingle siding and shingle roof.

**No. C-48-CV-2025-00405
(#1 SEP/2025)**

DEUTSCHE BANK NATIONAL
TRUST COMPANY, AS TRUSTEE
ET AL.

vs.

MARK A. NICHOLAS,
SUZANNE M. NICHOLAS

Property Address:

1818 Meadows Road, Hellertown,
PA 18055

UPI/Tax Parcel Number:

R7/2/2P-4/0719

ALL THAT CERTAIN lot or parcel of ground situate in Lower Saucon Township, Northampton County, Pennsylvania, and being designated as Lot No. 9 according to the map or Plan entitled "Wagner Farm Development" recorded in Plan Book 20 at page 11.

TITLE TO SAID PREMISES is vested in Mark A. Nicholas and Suzanne M. Nicholas, husband and wife, by deed from Scott A. Henry and Phyllis E. Heil-Henry, husband and wife, said deed recorded on February 5, 2003, in the Northampton County Recorder of Deeds office in Book 2003-1 at page 044180.

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

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.

CHRISTOPHER ZIEGER
Sheriff
Northampton County,
Pennsylvania

ALEXANDRIA J. CROUTHAMEL,
ESQUIRE
Solicitor to the Sheriff

Aug. 14, 21, 28