

**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****AIRASIAN, BARBARA LOWELL,** dec'd.

Late of the Township of Palmer, Northampton County, PA  
Executrix: Joan Victoria Russell 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

**BLACKTON, THOMAS W., JR.,** dec'd.

Late of the Township of East Allen, Northampton County, PA  
Executor: Donald Richard Blackton 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

**CARLSON, CARL ANDREW,** dec'd.

Late of Lower Saucon Township, Northampton County, PA  
Executrix: Susan Annette Ward c/o Michael J. Fina, Esq., 1271 Biafore Ave., Bethlehem, PA 18017

Attorney: Michael J. Fina, Esq., 1271 Biafore Ave., Bethlehem, PA 18017

**CHEHI, LUCILLE M.,** dec'd.

Late of Lower Saucon Township, Northampton County, PA  
Co-Executors: Mark S. Chehi, Robert D. Chehi, and Janet C. Tillman 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

**CLARK, ROBERT,** dec'd.

Late of Wilson, Northampton County, PA  
Executor: Jason Clark, 3575 Barkis Ave., Boynton Beach, FL 33436

**HEARD, RANDY J.,** dec'd.

Late of the Township of Plainfield, Northampton County, PA  
Executrix: Kim L. Heard c/o Theresa Hogan, Esquire, 340 Spring Garden Street, Easton, PA 18042  
Attorney: Theresa Hogan, Esquire, 340 Spring Garden Street, Easton, PA 18042

**HOOVER, MICHAEL E.,** dec'd.

Late of Easton City, Northampton County, PA  
Administrator: Joshua Hoover, 927 Pine Brook Road, Selingsgrove, PA 17870  
Attorney: Richard Scheib, Esq., 11 Reitz Boulevard, Suite 102, Lewisburg, PA 17837-9293

**HOWER, CHARLES J., SR.,** dec'd.

Late of the Borough of Nazareth, Northampton County, PA  
Executrix: Jodi Lynn Simpson 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

**KESSLER, BRUCE**, dec'd.

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

Administrator: Henry Newton,  
127 N. 4th Street, Easton, PA  
18042

**KROHN, AMY L.**, dec'd.

Late of the Township of Plainfield,  
Northampton County, PA

Executor: Dale R. Hendershot,  
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

**LONG, DONNA MARIE**, dec'd.

Late of 1785 Meadows Road,  
Hellertown, Northampton  
County, PA

Executor: James Emrich Long  
c/o James W. Hill, Esquire, Hill  
Law Offices, P.C., 3141 Route  
212, P.O. Box 197, Springtown,  
PA 18081-0197

Attorneys: James W. Hill,  
Esquire, Hill Law Offices, P.C.,  
3141 Route 212, P.O. Box 197,  
Springtown, PA 18081-0197

**MACCINI, ANGELA D.**, dec'd.

Late of Bethlehem Township,  
Northampton County, PA

Executrix: Ann Marie McKenzie  
c/o Law Offices of Lawrence B.  
Fox, P.C., 1834 Pennsylvania  
Avenue, Allentown, PA 18109

Attorneys: Law Offices of  
Lawrence B. Fox, P.C., 1834  
Pennsylvania Avenue, Allentown,  
PA 18109

**MATT, CYNTHIA**, dec'd.

Late of Hanover Township,  
Northampton County, PA

Administrator: Jason Thomas  
Baker 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

**MILLS, JUNE P.**, dec'd.

Late of the City of Bethlehem,  
Northampton County, PA

Executor: Alan Robert Mills,  
3918 Post Drive, Bethlehem, PA  
18017

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

**MULLIN, DENNIS F.**, dec'd.

Late of Palmer Township,  
Northampton County, PA

Executor: Arthur R. Rader 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

**NILES, SUSAN ALLEE**, dec'd.

Late of Forks Township,  
Northampton County, PA

Administrator: John Franklin  
Niles, 182 Wildflower Drive,  
Amherst, MA 01002

**OTT, NANCY L.**, dec'd.

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

Co-Executrices: Eileen Susan  
Renna and Linda Nancy Dota,  
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

**SCHLEGEL, DOUGLAS H., SR.**,  
dec'd.

Late of the Township of Bushkill,  
Northampton County, PA

Executrix: Tracy Ann Schlegel  
c/o Theresa Hogan, Esquire, 340  
Spring Garden Street, Easton,  
PA 18042

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

**STONEBACK, JEANETTE A.,**  
dec'd.

Late of Borough of Hellertown,  
Northampton County, PA  
Executor: Wade Russell  
Stoneback 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

**WATSON, MELINDA WILLA,** dec'd.

Late of Easton, Northampton  
County, PA  
Executrix: Ashley F. Dohe c/o  
Taylor R.D. Briggs, Esquire,  
Norris McLaughlin, P.A., 515 W.  
Hamilton St., Ste. 502, Allentown,  
PA 18101

Attorneys: Taylor R.D. Briggs,  
Esquire, Norris McLaughlin,  
P.A., 515 W. Hamilton St., Ste.  
502, Allentown, PA 18101

**WITMER, IVAN JOSEPH,** dec'd.

Late of the Township of  
Bethlehem, Northampton  
County, PA

Executrix: Elizabeth Jean  
Witmer, 3925 White Barn Lane,  
Easton, PA 18045

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

**SECOND PUBLICATION**

**BECKER, JO-ANN D.,** dec'd.

Late of the Borough of Hellertown,  
Northampton County, PA  
Executrix: Shannon Marie Ford  
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

**BLACKWELL, CINDA L.,** dec'd.

Late of the Township of Palmer,  
Northampton County, PA  
Executor: Tyler Hurley c/o Keene  
Jabbour, Esquire, 701  
Washington Street, Easton, PA  
18042

Attorney: Keene Jabbour,  
Esquire, 701 Washington Street,  
Easton, PA 18042

**DEWALT, SALLY S.,** dec'd.

Late of Bethlehem, Northampton  
County, PA

Executor: Gregory Lee Dewalt  
c/o Goudsouzian & Associates,  
2940 William Penn Highway,  
Easton, PA 18045

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

**FAUST, EVELYN B.,** dec'd.

Late of the Borough of Nazareth,  
Northampton County, PA

Executor: Eric Gary Yeakel 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

**GILMORE, MARIE C.,** dec'd.

Late of Hanover Township,  
Northampton County, PA

Executor: Edward J. Gilmore,  
110 W. Butternut Road,  
Hellertown, PA 18055

Attorneys: Brad M. Russo, Esq.,  
Russo Law Offices, LLC, 633  
Belvidere Road, Phillipsburg,  
New Jersey, 08865

**GRAYEK, WAYNE,** dec'd.

Late of Danielsville, Northampton  
County, PA

Administrator: Derek Michael  
Grayek c/o Keith W. Strohl,

Esquire, Steckel and Stopp LLC,  
125 S. Walnut Street, Suite 210,  
Slatington, PA 18080  
Attorneys: Keith W. Strohl,  
Esquire, Steckel and Stopp LLC,  
125 S. Walnut Street, Suite 210,  
Slatington, PA 18080

**HERD, LINDA D.,** dec'd.

Late of the Township of Lehigh,  
Northampton County, PA  
Executor: Alfred S. Pierce,  
Esquire  
Attorneys: Alfred S. Pierce,  
Esquire, Pierce & Steirer, LLC,  
124 Belvidere Street, Nazareth,  
PA 18064

**JONES, BERNADINE E.,** dec'd.

Late of the Township of Lower  
Saucon, Northampton County,  
PA  
Executrix: Linda J. Jones 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

**LAUER, DAVID R.,** dec'd.

Late of the Borough of  
Freemansburg, Northampton  
County, PA  
Administratrix: Judith Ann  
Thomas 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

**MILLER, ROBERT F.,** dec'd.

Late of the Borough of Tatamy,  
Northampton County, PA  
Executor: Jack Richard Miller  
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

**NAGY, DAVID JACOB,** dec'd.

Late of Bethlehem, Northampton  
County, PA

Administrators: Kristoff Nagy  
and Heidi T. Nagy c/o Scott  
Schleifer, Esq., Haggerty,  
Goldberg, Schleifer &  
Kupersmith, P.C., 1801 Market  
St., Suite 1100, Philadelphia, PA  
19103

Attorneys: Scott Schleifer, Esq.,  
Haggerty, Goldberg, Schleifer &  
Kupersmith, P.C., 1801 Market  
St., Suite 1100, Philadelphia, PA  
19103

**PAUL, JOAN M.,** dec'd.

Late of the City of Bethlehem,  
Northampton County, PA  
Executor: Michael Mesko  
Attorney: David M. Backenstoe,  
Esquire, 148 Main Street,  
Hellertown, PA 18055

**RAYDEN, KENNETH C.,** dec'd.

Late of the Township of  
Bethlehem, Northampton  
County, PA

Executors: Kenneth C. Rayden  
II and Patricia L. Drago c/o  
Vaughn A. Terrinoni, Esq., 3976  
Township Line Road, Bethlehem,  
PA 18020

Attorney: Vaughn A. Terrinoni,  
Esq., 3976 Township Line Road,  
Bethlehem, PA 18020

**SEIDENBERGER, LUCILLE M.,** dec'd.

Executrix: Patricia Ann Wood,  
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

**SMITH-EDEL, ELLEN,** dec'd.

Late of Bethlehem Township,  
Monroe County, PA

Executor: William R. Edel, 2123 Pohopoco Drive N, Kunkletown, PA 18058

Attorneys: Connie J. Merwine, Esquire, MHK Attorneys, 501 New Brodheadsville Blvd N., Brodheadsville, PA 18322

**SPENCE, LEROY A.,** dec'd.

Late of Northampton County, PA  
 Executor: Joseph J. Schrott, Jr. c/o Leonard M. Mellon, Esq., 151 South 7th Street, Easton, PA 18042

Attorney: Leonard M. Mellon, Esq., 151 South 7th Street, Easton, PA 18042

**VOLPI, CARIN ROSE,** dec'd.

Late of Bethlehem, Northampton County, PA

Executrix: Mary V. Neher c/o David B. Schwartz, Esquire, 514 Fullerton Avenue, Suite 2, Whitehall, PA 18052

Attorney: David B. Schwartz, Esquire, 514 Fullerton Avenue, Suite 2, Whitehall, PA 18052

**THIRD PUBLICATION**

**BAKER, MELVIN L.,** dec'd.

Late of the Township of Forks, Northampton County, PA  
 Executor: Jose Antonio Plasencia c/o Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045

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

**BEVANS, CARVILLE G., JR.,** dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executor: Jonathan C. Bevans, 2578 Grove Street, Slatington, PA 18080

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

**CARR, FRANCIS R., SR.** dec'd.

Late of 2976 Delps Roads, Danielsville, Northampton County, PA

Executor: William E. Carr c/o David M. Roth, Esquire, The Roth Law Firm, 123 North Fifth Street, Allentown, PA 18102

Attorney: David M. Roth, Esquire, The Roth Law Firm, 123 North Fifth Street, Allentown, PA 18102

**CRIST, ALFRED N., SR.,** dec'd.

Late of Hellertown, Northampton County, PA

Executor: Alfred N. Crist, Jr. c/o Santanasto Law, 210 E. Broad Street, Bethlehem, PA 18018

Attorneys: Santanasto Law, 210 E. Broad Street, Bethlehem, PA 18018

**DE LA ROSA ROMERO, MARIA LINA,** dec'd.

Late of 1515 Livingston St., Bethlehem, Northampton County, PA

Administratrix: Marina De La Rosa Romero c/o Rashid O. Santiago, Esq., Santiago Law, LLC., 467 W. Linden St., Allentown, PA 18012

Attorneys: Rashid O. Santiago, Esq., Santiago Law, LLC., 467 W. Linden St., Allentown, PA 18012

**KNOTT, JOSEPH T., JR.,** dec'd.

Late of the Township of Lehigh, Northampton County, PA

Executor: Joseph Michael Knott  
 Attorney: James C. Omdahl, Esquire, 54 South Commerce Way, Suite 172, Bethlehem, PA 18017

**MUSCHLITZ, PATRICIA JANE,** dec'd.

Late of Forks Township, Northampton County, PA

Executrix: Tammy L. Trimmer c/o Steven B. Molder, Esquire, 904 Lehigh St., Easton, PA 18042

Attorney: Steven B. Molder,  
Esquire, 904 Lehigh St., Easton,  
PA 18042

**RENNINGER, ELIZABETH**, dec'd.  
Late of Hellertown, Northampton  
County, PA

Executrix: Karen Elizabeth  
Fattore 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

**ROTONDO, JANIS MARIE**, dec'd.  
Late of Bethlehem, Northampton  
County, PA

Executor: Michael Dennis  
Rotondo 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

**SHAFER, RICKY ALLAN**, dec'd.  
Late of the Township of Forks,  
Northampton County, PA

Co-Executrices: Christie Lynn  
Vinson and Sherri Lynn Shafer  
c/o Goudsouzian & Associates,  
2940 William Penn Highway,  
Easton, PA 18045

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

**STANKUS, PHYLLIS ANN**, dec'd.  
Late of the Borough of Nazareth,  
Northampton County, PA

Executrix: Debra Ann Stankus,  
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

**STITT, DONNA L.**, dec'd.  
Late of Bethlehem, Northampton  
County, PA

Co-Executors: Jennifer L. Loxley  
and Brian James Pum c/o  
Michael D. Recchiuti, 60 West

Broad Street, Suite 303,  
Bethlehem, PA 18018

Attorney: Michael D. Recchiuti,  
60 West Broad Street, Suite 303,  
Bethlehem, PA 18018

**TAKACS, ZOLTAN J.**, dec'd.  
Late of Bethlehem, Northampton  
County, PA

Executrix: Rebeca Torres c/o  
Rebeca Torres, Esquire, 432 N.  
7th Street, Allentown, PA 18102

**ZULAUF, PHILLIP, III a/k/a  
PHILLIP ZULAUF**, dec'd.

Late of Lower Mount Bethel  
Township, Northampton County,  
PA

Executrix: Dorene Zulauf c/o  
Kristopher M. Metzger, Esquire,  
P.O. Box 417, Center Valley, PA  
18034

Attorney: Kristopher M. Metzger,  
Esquire, P.O. Box 417, Center  
Valley, PA 18034

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#### **FICTITIOUS NAME REGISTRATION NOTICES**

NOTICE IS HEREBY GIVEN,  
pursuant to the provisions of Act 295  
of 1982, as amended, of intention to  
file, or the filing of, in the Office of the  
Secretary of the Commonwealth of  
Pennsylvania, at Harrisburg, Penn-  
sylvania, under the assumed or ficti-  
tious name, style of designation:

#### **AMONG FRIENDS SALON**

with its principal place of business at:  
77 W. Broad St., Ste 16C, Bethlehem,  
PA 18018. The name and address of  
the entity owning or interested in said  
business is: Jennifer L. Roan, 1960  
Bathgate Rd., Bethlehem, PA 18018.

Mar. 19

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NOTICE IS HEREBY GIVEN,  
pursuant to the provisions of The  
Fictitious Name Act (54 Pa.C.S. § §  
301 et seq.), of the filing of, in the  
office of the Secretary of the  
Commonwealth of Pennsylvania at  
Harrisburg, Pennsylvania, a  
Certificate for the conduct of a  
business in Pennsylvania, under the

assumed or fictitious name, style or designation of:

**IBA BENEFITS**

Principal place of business: 406 Delaware Avenue, Suite 4, Bethlehem, PA 18015. The names and addresses of all persons or entities owning or interested in said business are: Independent Business Association, LLC, 406 Delaware Avenue, Suite 4, Bethlehem, PA 18015.

The certificate has been filed as of March 5, 2026.

TJERAND R. SNIK, ESQUIRE  
SANTANASTO LAW OFFICE  
210 E. Broad Street  
Bethlehem, PA 18018

Mar. 19

**NOTICE OF HEARING UNDER  
THE DEDICATED OR DONATED  
PROPERTY ACT**

NOTICE IS HEREBY GIVEN that a hearing will be held on April 20, 2026, at 9:00 a.m. in the Northampton County Courthouse, 669 Washington Street, Easton, Pennsylvania 18042, in a courtroom to be determined, on the Petition of City of Bethlehem Under the Donated or Dedicated Property Act for Approval to Lease Parts of P6SE1A 9 1 0204E, Case No. 4826-0296. The petition seeks a declaration that the Donated or Dedicated Property Act ("DDPA") does not apply to a part of the planned South Bethlehem Greenway between South New Street and Third Street; or, alternatively, if the DDPA does apply, that the City of Bethlehem's proposed lease of areas of said part of the Greenway to a proposed hotel for a patio and driveway drop-off are consistent with the Greenway's purpose as a public park; or, alternatively, that the areas sought to be leased are longer practicable or possible and have ceased to serve the public interest for use as a public park.

Any resident of the City of Bethlehem or any group or organization of residents of the City of Bethlehem shall have the right to file a protest to the petition and, in the discretion of the Court, shall be entitled to be heard in person or by counsel or to intervene in this action and to be a party thereto. Interested persons may call Northampton County Court Administration at (610) 829-7000 or check the Northampton County Court of Common Pleas website at [www.nccpa.org](http://www.nccpa.org) to identify the courtroom in which the hearing will be held. Copies of the petition may be inspected in the City of Bethlehem Solicitor's Office at 10 E. Church Street, Bethlehem, Pennsylvania 18018.

Mar. 12, 19, 26

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

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on APRIL 10, 2026, 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-2022-07542  
(#2 APR/2026)**

M&T BANK

vs

SARA MARIE ECKMAN, AS  
ADMINISTRATRIX OF THE ESTATE  
OF MARIE ECKMAN,  
a/k/a MARIE A. ECKMAN,  
DECEASED

**Property Address:**

3461 Park Place, Bethlehem, PA 18017

**UPI/Tax Parcel Number:**

M6SE1/9/1-H5/0214

ALL THAT CERTAIN unit, designated as "H-5" in Park Place Condominium, situate in Hanover Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Sara Marie Eckman by deed from Sara Marie Eckman, Administrator C.T.A. of the Estate of Marie A. Eckman, deceased, said deed recorded on July 22, 2022, in the Northampton County Recorder of Deeds office in Book 2022-1 at page 204847.

THEREON BEING ERECTED a two-story residential condominium with combination vinyl siding / brick exterior and shingle roof.

**No. C-48-CV-2024-04193  
(#19 APR/2026)**

NEWREZ, LLC, d/b/a  
SHELLPOINT MORTGAGE  
SERVICING

vs

BERNARD A. HELLER,  
EXECUTOR OF THE ESTATE OF  
HARRY B. HELLER, DECEASED,  
TRACY M. HELLER

**Property Address:**

1419 Winter Street, Easton, PA 18042

**UPI/Tax Parcel Number:**

L9SW3C/7/4/0310

ALL THAT CERTAIN lot or piece of land situated on the north side of Winter Street (formerly known as Spring Street) in the Seventh Ward of Easton City, Northampton County, Pennsylvania.

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

**Property Address:**

Winter Street, Easton, PA 18042

**UPI/Tax Parcel Number:**

L9SW3C/7/5/0310

ALL THAT CERTAIN lot or piece of land situated on the north side of Winter Street (formerly known as Spring Street) in the Seventh Ward of Easton City, Northampton County, Pennsylvania.

THEREON BEING vacant land.

TITLE TO BOTH PARCELS is vested in Harry B. Heller and Tracy M. Heller, as tenants by the entirety, by deed from Bruce D. Shoemaker, said deed recorded on October 3, 2007, in the Northampton County Recorder of Deeds office in Book 2007-1 at page 363604. The said Harry B. Heller departed this life on September 9, 2023, whereby title became vested solely in Tracy M. Heller.

**No. C-48-CV-2024-09813  
(#7 APR/2026)**

BETHLEHEM AREA SCHOOL  
DISTRICT

vs

AMP INVESTMENTS, LLC

**Property Address:**

932 Vernon Street, Bethlehem, PA 18015

**UPI/Tax Parcel Number:**

P6SW3B/21/3/0204

ALL THAT lot or tract of land situate in Bethlehem City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in AMP Investments, LLC, by deed from William N. Madea, said deed recorded on December 28, 2021, in the Northampton County Recorder of Deeds office in Book 2021-1 at page 457242.

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

**No. C-48-CV-2025-00804  
(#12 APR/2026)**

WELLS FARGO BANK, N.A.

vs

JOSEPH P. D'IMPERIO,  
MARGARET M. KOSKEY, n/k/a  
MARGARET M. D'IMPERIO

**Property Address:**

2327 Park Avenue, Easton, PA  
18045

**UPI/Tax Parcel Number:**

L8NE3/7/8/0324

ALL THAT CERTAIN lot or piece of ground situate in Palmer Township, Northampton County, Pennsylvania, lying on the north side of the public road leading from Seipsville to Bushkill Park and being designated as Lot No. 141 on Plan of Lots of Parkwood, Section B.

TITLE TO SAID PREMISES is vested in Joseph P. D'Imperio and Margaret M. D'Imperio, husband and wife, by deed from Joseph P. D'Imperio and Margaret M. Koskey, now by marriage Margaret M. D'Imperio, said deed recorded on March 15, 2002, in the Northampton County Recorder of Deeds office in Book 2002-1 at page 070751.

THEREON BEING ERECTED a two-story single residential dwelling with combination aluminum siding / stone exterior and shingle roof.

**No. C-48-CV-2025-02049  
(#11 APR/2026)**

TRUIST BANK

vs

JOSEPH A. REPSHER, JR.,  
STACEY L. REPSHER

**Property Address:**

724 Yeates Street, Bethlehem, PA  
18017

**UPI/Tax Parcel Number:**

P6NE2B/18/9/0204

ALL THAT CERTAIN lot and tract or piece of ground situate in

Bethlehem City, Northampton County, Pennsylvania.

THEREON BEING ERECTED a two-story Cape Cod-style single residential dwelling with aluminum siding and metal roof.

**Property Address:**

734 Yeates Street, Bethlehem, PA  
18017

**UPI/Tax Parcel Number:**

P6NE2B/18/10A/0204

ALL THAT CERTAIN lot and tract or piece of ground situate in Bethlehem City, Northampton County, Pennsylvania.

THEREON BEING ERECTED a detached two-car garage with aluminum siding and shingle roof, and also a shed.

TITLE TO BOTH PARCELS is vested in Joseph A. Repsher, Jr., and Stacey L. Repsher by deed from Joseph A. Repsher, Jr., Stacey L. Repsher, his wife, Nicole A. Repsher and Megan Repsher, said deed recorded on July 19, 2012, in the Northampton County Recorder of Deeds office in Book 2012-1 at page 164789.

**No. C-48-CV-2025-02680  
(#15 APR/2026)**

WELLS FARGO BANK, NA, s/b/m  
TO WACHOVIA BANK,  
NATIONAL ASSOCIATION

vs

MATTHEW S. DREISIGMEYER,  
SR., a/k/a MATTHEW S.  
DREISIGNEYER, SR., AS  
EXECUTOR TO THE ESTATE OF  
CHALRES M. BOWMAN

**Property Address:**

836 Lincoln Street, Freemans-  
burg, PA 18017

**UPI/Tax Parcel Number:**

P7NW1B/6/1/0212

ALL THAT CERTAIN lot or piece of ground situate at the southwest

corner of the intersection of Lincoln Avenue and Somerset Street in Freemansburg Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Charles M. Bowman and Rose T. Bowman, husband and wife, as tenants by the entirety, by deed from Rose T. Reccek, now by marriage Rose T. Bowman, and Charles M. Bowman, her husband, said deed recorded on February 24, 1971, in the Northampton County Recorder of Deeds office in Book 392 at page 106. The said Rose T. Bowman died on July 20, 2015, whereby all her interest passed to her husband. And the said Charles M. Bowman departed this life on March 18, 2023.

THEREON BEING ERECTED a one-story ranch-style single residential dwelling with brick exterior and stone façade, shingle roof, attached one-car garage and shed.

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**No. C-48-CV-2025-02719**

**(#16 APR/2026)**

MIDFIRST BANK

vs

DANIEL LUGO, SR.,

AS BELIEVED HEIR and/or  
ADMINISTRATOR TO THE ESTATE  
OF DAMARIE LUGO, UNKNOWN  
HEIRS and/or ADMINISTRATORS  
TO THE ESTATE OF  
DAMARIE LUGO

**Property Address:**

822 Maple Street, Bethlehem, PA  
18018

**UPI/Tax Parcel Number:**

P6NE2A/8/11/0204

ALL THAT CERTAIN message, tenement and tract or piece of land, with the dwelling thereon erected, situate in Bethlehem City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Damarie Lugo by deed from Robert F. Wilt and Diane B. Wilt,

husband and wife, said deed recorded on July 9, 2001, in the Northampton County Recorder of Deeds office in Book 2001-1 at page 131247.

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

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**No. C-48-CV-2025-03926**

**(#3 APR/2026)**

NEWREZ, LLC, d/b/a

SHELLPOINT MORTGAGE

SERVICING

vs

SCOTT A. NAYLOR

**Property Address:**

726 Fiot Avenue, Bethlehem, PA  
18015

**UPI/Tax Parcel Number:**

P6SW3B/12/8A/0204

ALL THAT CERTAIN message, tenement and lot or tract of land situate in Bethlehem City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Scott A. Naylor by deed from Phillip J. Geiter and Lee Anne Geiter, husband and wife, said deed recorded on December 7, 1999, in the Northampton County Recorder of Deeds office in Book 1999-1 at page 180848.

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

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**No. C-48-CV-2025-04204**

**(#18 APR/2026)**

DYCK-O'NEAL, INC.

vs

ROBERT E. BUKI

**Property Address:**

40 West Depot Street, Hellertown,  
PA 18055

**UPI/Tax Parcel Number:**

Q7SW2A/8/3/0715

ALL THAT CERTAIN tract or piece of land situated on the south side of West Depot Street in Hellertown Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Robert Buki by deed from Robert E. Buki and Kristie Buki, said deed recorded on April 22, 2003, in the Northampton County Recorder of Deeds office in Book 2003-1 at page 140424.

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

**No. C-48-CV-2025-07717  
(#1 APR/2026)**

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

vs

CARL P. FERRAIRA, JR., a/k/a  
CARL FERRAIRA, JR.,  
a/k/a CARL FERRAIRA

**Property Address:**

5935 Airport Road, Allentown, PA 18109

**UPI/Tax Parcel Number:**

M5/4/4A/0214

ALL THAT CERTAIN message or tenement and tract of land situate in Hanover Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Carl P. Ferraira, Jr., by deed from Karen J. Murante, said deed recorded on August 26, 1999, in the Northampton County Recorder of Deeds office in Book 1999-1 at page 131286.

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

**No. C-48-CV-2025-07726  
(#13 APR/2026)**

BANK OF NEW YORK MELLON,  
f/k/a BANK OF NEW YORK, AS  
TRUSTEE, ET AL

vs

LEONARD D. RAMAUTAR

**Property Address:**

459 Mount Pleasant Road, Bangor, PA 18013

**UPI/Tax Parcel Number:**

F10/3/3/0134

ALL THAT CERTAIN lot, parcel or tract of land lying and being situate in Washington Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Leonard D. Ramautar by deed from Leonard D. Ramautar and Meena Ramautar, husband and wife, said deed recorded on December 19, 2024, in the Northampton County Recorder of Deeds office in Book 2024-1 at page 241158.

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

**No. C-48-CV-2025-08040  
(#17 APR/2026)**

ATHENE ANNUITY AND  
LIFE COMPANY

vs

1474 E, LLC

**Property Address:**

1474 East 5th Street, Bethlehem, PA 18015

**UPI/Tax Parcel Number:**

P7SW1A/11/19/0204

ALL THAT CERTAIN tract or parcel of land and premises situate, lying and being in Bethlehem City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in 1474 E, LLC, by deed from Dolrei Group, LLC, said deed recorded on May 2, 2024, in the Northampton County Recorder of Deeds office in Book 2024-1 at page 74247.

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

**No. C-48-CV-2025-08097  
(#5 APR/2026)**

SANTANDER BANK, N.A.  
vs

SANDRA L. LEINDECKER

**Property Address:**

1724 Washington Avenue,  
Northampton, PA 18067

**UPI/Tax Parcel Number:**

L4SW4C/7/5/0522

ALL THAT CERTAIN message or tenement and lot or piece of ground situated on the west side of Washington Avenue in Northampton Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Sandra L. Leindecker, single, and Alfred Bauer, single, as joint tenants with right of survivorship, by deed from Sandra L. Leindecker, widow, said deed recorded on November 17, 2000, in the Northamp-

ton County Recorder of Deeds office in Book 2000-1 at page 153535. The said Alfred Bauer departed this life on or about April 27, 2020, thereby vesting title solely unto Sandra L. Leindecker.

THEREON BEING ERECTED a two-and-one-half-story half-double 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.

CHRISTOPHER ZIEGER  
Sheriff  
Northampton County,  
Pennsylvania

LAMONT G. McCLURE,  
ESQUIRE

Solicitor to the Sheriff

Mar. 19, 26, Apr. 2