

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**BARRALL, ROBERT LLOYD,** dec'd.

Late of the Township of Moore, Northampton County, PA
 Executor: Jeffrey R. Barrall 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

CASTRO, JOSEPH JOHN, dec'd.

Late Bethlehem, Northampton County, PA
 Administratrix: June Helen Lamana 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

EMERY, JOHN W., dec'd.

Late of Forks Twp., Northampton County, PA
 Executrix: Barbara J. Emery c/o Sarah A. Eastburn, Esq., Eastburn & Gray, P.C., 60 E.

Court St., P.O. Box 1389, Doylestown, PA 18901-0137
 Attorney: Sarah A. Eastburn, Esq., Eastburn & Gray, P.C., 60 E. Court St., P.O. Box 1389, Doylestown, PA 18901-0137

FEIL, JUDITH M., dec'd.

Late of Bethlehem, Northampton County, PA
 Executor: Thomas Norman Feil 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

FRANCIS, HEATHER VIOLET, dec'd.

Late of the City of Easton, Northampton County, PA
 Administrator: Bryan Edward Francis c/o Theresa Hogan, Esquire, 340 Spring Garden Street, Easton, PA 18042
 Attorney: Theresa Hogan, Esquire, 340 Spring Garden Street, Easton, PA 18042

HEITCZMAN, GEORGE A., dec'd.

Late of Bethlehem, Northampton County, PA
 Executor: Michael G. Heitzman 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

KLEPEISS, JOHN L., JR., dec'd.

Late of 38 Stacey Drive, Walnutport, Northampton County, PA
 Executor: Wayne Yanders, 3506 Center Street, Hokendauqua, PA 18052
 Attorneys: Matthew G. Schnell, Esquire, Strubinger Law, P.C., 505 Delaware Avenue, P.O. Box 158, Palmerton, PA 18071-0158

LEE, JESSICA, dec'd.

Late of the City of Bethlehem, Northampton County, PA
Administrator: Adam Nathaniel Lee c/o Joseph F. Leeson, III, Esquire, 70 East Broad Street, P.O. Box 1426, Bethlehem, PA 18016-1426

LEYDEN, MARIE a/k/a ANNA MARIE LEYDEN a/k/a ANNA MARIA LEYDEN, dec'd.

Late of Bethlehem, Northampton County, PA
Personal Representative: Donna Leyden, P.O. Box 161, White Sulphur Springs, NY 12787

PAPESH, JOHN G., dec'd.

Late of Easton, Northampton County, PA
Executrix: Jessica J. Papesch
Attorneys: Robert M. Knauer, Esquire, Knauer & Davenport, 143 North Eighth St., Allentown, PA 18101

PERCH, FRANK J., JR. a/k/a FRANK J. PERCH, dec'd.

Late of Bethlehem Twp., Northampton County, PA
Executor: Frank J. Perch, III c/o Warren J. Kauffman, Esquire, White and Williams LLP, 1650 Market St., #1800, Philadelphia, PA 19103
Attorneys: Warren J. Kauffman, Esquire, White and Williams LLP, 1650 Market St., #1800, Philadelphia, PA 19103

SCHOTT, GLORIA M., dec'd.

Late of Palmer Township, Northampton County, PA
Executor: David Allan Schott c/o Barbara Rush Renkert, Esquire, 2120 Northampton Street, Easton, PA 18042
Attorneys: Barbara Rush Renkert, Esquire, 2120 Northampton Street, Easton, PA 18042

SCHOTT, GLORIA M., dec'd.

Late of Palmer Township, Northampton County, PA
The Schott Family Living Trust
Trustee: David Allan Schott c/o Barbara Rush Renkert, Esquire, 2120 Northampton Street, Easton, PA 18042
Attorneys: Barbara Rush Renkert, Esquire, 2120 Northampton Street, Easton, PA 18042

SMITH, CORINNE MAY, dec'd.

Late of Easton, Northampton County, PA
Executrix: Jacqueline Ann Smith c/o Sara J. Hogan, Esquire, Plunkett & Graver, PC, 615 Waterfront Drive, Suite 301, Allentown, PA 18102
Attorneys: Sara J. Hogan, Esquire, Plunkett & Graver, PC, 615 Waterfront Drive, Suite 301, Allentown, PA 18102

STEIN, WILLIAM W., dec'd.

Late of the Township of East Allen, Northampton County, PA
Executrix: Gloria Jean Madalena, 865 2nd Street, Whitehall, PA 18052
Attorney: Paul J. Harak, 1216 Linden Street, P.O. Box 1409, Bethlehem, PA 18016

TERRY, THEODORE A., dec'd.

Late of Bethlehem, Northampton County, PA
Personal Representative: Peter Andrew Terry
Attorneys: Paul S. Frank, Esquire, King Spry Herman Freund & Faul LLC, One West Broad Street, Suite 700, Bethlehem, PA 18018

WALKER, POLLY E., dec'd.

Late of the Borough of Freemansburg, Northampton County, PA
Executrix: Melissa L. Oliver, 1625 7th Street, Bethlehem, PA 18020

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

SECOND PUBLICATION

AMORESE, JOSEPH, dec'd.

Late of Easton, Northampton County, PA

Executrix: Karen Marie Haynes c/o Timothy J. Duckworth, Jr., Esquire, Mosebach, Funt, Dayton & Duckworth, P.C., 2045 Westgate Drive, Suite 404, Bethlehem, PA 18017

Attorneys: Timothy J. Duckworth, Jr., Esquire, Mosebach, Funt, Dayton & Duckworth, P.C., 2045 Westgate Drive, Suite 404, Bethlehem, PA 18017

BEDICS, NANCY A. a/k/a NANCY ANN BEDICS, dec'd.

Late of Bethlehem, Northampton County, PA

Administrator: Ryan Joseph Bedics c/o Lisa A. Pereira, Esquire, Broughal & DeVito, L.L.P., 38 West Market Street, Bethlehem, PA 18018

Attorney: Lisa A. Pereira, Esquire, Broughal & DeVito, L.L.P., 38 West Market Street, Bethlehem, PA 18018

GOGEL, JEAN S., dec'd.

Late of the Borough of Nazareth, Northampton County, PA

Executor: Keith Alan Gogel 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

HOLECZY, ALEXANDER A., SR., dec'd.

Late of Northampton County, PA
Executor: Alexander A. Holeczy, Jr. c/o Richard W. Shaffer, Jr., Esquire, Prokup & Swartz, 7736

Main Street, Fogelsville, PA 18051-1616

Attorneys: Richard W. Shaffer, Jr., Esquire, Prokup & Swartz, 7736 Main Street, Fogelsville, PA 18051-1616

HUDAK, MARY DOROTHY, dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Executrix: Doreen A. Baranowski, 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

ITZKOWITZ, MURRAY, dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executrix: Debra Ellen Itzkowitz c/o Richard Eugene Santee, Esquire, Shay, Santee, Kelhart & Deschler, LLC, 44 E. Broad Street, Suite 210, Bethlehem, PA 18018

Attorneys: Richard Eugene Santee, Esquire, Shay, Santee, Kelhart & Deschler, LLC, 44 E. Broad Street, Suite 210, Bethlehem, PA 18018

KOSS, SUSAN, dec'd.

Late of the Township of Palmer, Northampton County, PA

Administrator: Keith A. Soltis, 2036 Maywood Avenue, Easton, PA 18045

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

KRASNANSKY, ANDREW W., dec'd.

Late of the Borough of Hellertown, Northampton County, PA

Administrators: Andrew G. Krasnansky and Tina-Louise Krasnansky c/o Bruce A. Thomas, Esquire, 716 Washington St., Easton, PA 18042

PFEIFFER, ROSE MARIE, dec'd.
Late of Tatamy, Northampton County, PA
Administrator: Kristopher Dennis Pfeiffer c/o Lisa A. Pereira, Esquire, Broughal & DeVito, L.L.P., 38 West Market Street, Bethlehem, PA 18018
Attorney: Lisa A. Pereira, Esquire, Broughal & DeVito, L.L.P., 38 West Market Street, Bethlehem, PA 18018

SHOLLENBERGER, DALE E., dec'd.
Late of the Township of Bushkill, Northampton County, PA
Executrix: Kim Dale Shollenberger 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

SMITH, ARLENE C., dec'd.
Late of the City of Bethlehem, Northampton County, PA
Co-Executrices: Debra Ann Smith and Suzanne M. Smith
Attorneys: James C. Omdahl, Esquire, 54 Commerce Way, Suite 172, Bethlehem, PA 18017

SMITH, PAUL WILLIAM, dec'd.
Executor: David Michael Smith
Attorneys: P. Christopher Cotturo, Esquire, 75 Bangor Junction Road, Bangor, PA 18013

SPAAR, KELLY J., dec'd.
Late of Easton, Northampton County, PA
Executrix: Angela Hoadley, 2219 Quincy Avenue, Easton, PA 18045
Attorneys: Brad M. Russo, Esq., Russo Law Offices, LLC, 633 Belvidere Road, Phillipsburg, NJ 08865

STETTLER, DOROTHY L., dec'd.
Late of the Township of Palmer, Northampton County, PA

Co-Executors: Matthew Allen Snyder and Amy T. Yeager 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

THIRD PUBLICATION

ADAMS, KATHLEEN J., dec'd.
Late of 1780 Center Street, Bethlehem, PA
Executor: Vinnie Tyrone Steiner c/o Eric R. Strauss, Esquire, 33 South Seventh Street, P.O. Box 4060, Allentown, PA 18105
Attorney: Eric R. Strauss, Esquire, 33 South Seventh Street, P.O. Box 4060, Allentown, PA 18105

BERGER, RICHARD L., dec'd.
Late of the Borough of Wind Gap, Northampton County, PA
Executrix: Tricia Lee Schroeder, 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

BERNINI, LEANN, dec'd.
Late of 10 E. 7th Street, Northampton, Northampton County, PA
Administrator: Michael John Bernini c/o Reich and Furst Law Offices, 121 N. Cedar Crest Boulevard, Suite B, Allentown, PA 18104
Attorneys: Reich and Furst Law Offices, 121 N. Cedar Crest Boulevard, Suite B, Allentown, PA 18104

BLANEY, JAMES B., dec'd.
Late of the Borough of Bangor, Northampton County, PA
Executrix: Taylor Ann Blaney, 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

BUSH, SHIRLEY, dec'd.

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

Executrix: Kimberly E. Broyer,
114 Whip-Poor-Will Street,
Seabrook, NH 03874

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

CHASE, BARON LEE, dec'd.

Late of Borough of Hellertown,
Northampton County, PA

Administratrix C.T.A.: Tamra Lee
Chase 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

COBB, MARYANN THERESA,
dec'd.

Late of Borough of Hellertown,
Northampton County, PA

Executor: Christopher Vincent
Cobb 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

ESPOSITO, NEIL PHILIP, dec'd.

Late of the Township of Moore,
Northampton County, PA

Executrix: Donna Jean Esposito
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

HAHN, HAROLD H., dec'd.

Late of the City of Bethlehem,
Northampton County, PA

Co-Executors: James Harold
Hahn & Nancy Ann Ritter 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

KELLER, ROBERT E., dec'd.

Late of Northampton, North-
ampton County, PA

Executrix: Sandra Lee Mae
Meuir c/o Yary L. Ledee de Leon,
Esquire, Shulman Law Office
PC, 1935 Center Street,
Northampton, PA 18067

Attorneys: Yary L. Ledee de Leon,
Esquire, Shulman Law Office
PC, 1935 Center Street,
Northampton, PA 18067

KLEPPINGER, ELVIN L. dec'd.

Late of Northampton, North-
ampton County, PA

Executrix: Debra L. Searles c/o
William H. Dayton, Jr., Esquire,
Mosebach, Funt, Dayton &
Duckworth, P.C., 2045 Westgate
Drive, Suite 404, Bethlehem, PA
18017

Attorneys: William H. Dayton,
Jr., Esquire, Mosebach, Funt,
Dayton & Duckworth, P.C., 2045
Westgate Drive, Suite 404,
Bethlehem, PA 18017

KULP, CHAD P., dec'd.

Late of Bath, Northampton
County, PA

Executrix: Linda Marie Bartera
c/o Catherine Sears, Esquire,
Gross, McGinley, LLP., 33 S. 7th
Street, Allentown, PA 18101

Attorneys: Catherine Sears,
Esquire, Gross, McGinley, LLP.,
33 S. 7th Street, Allentown, PA
18101

LORIE, IRENE, dec'd.

Late of Easton, Northampton
County, PA

Executrix: Theresa M. Clark
 Attorney: Nancy G. Aaroe,
 Esquire, 2358 Gruver Avenue,
 Easton, PA 18045

MANN, BETTY LOU, dec'd.

Late of the Township of Forks,
 Northampton County, PA
 Executrix: Roxann Michell
 Marositz 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

**MORAN, ELIZABETH JANE a/k/a
 ELIZABETH J. MORAN**, dec'd.

Late of the Township of Lower
 Saucon, Northampton County,
 PA
 Executor: Andrew E. Moran
 a/k/a Andrew Edward Moran
 c/o George Vasiliadis, Esquire,
 Vasiliadis Pappas Associates,
 LLC, 2551 Baglyos Circle, Suite
 A-14, Bethlehem, PA 18020
 Attorneys: George Vasiliadis,
 Esquire, Vasiliadis Pappas
 Associates, LLC, 2551 Baglyos
 Circle, Suite A-14, Bethlehem,
 PA 18020

PINTO, MATTHEW J., dec'd.

Late of the Borough of Bangor,
 Northampton County, PA
 Executrix: Sharon W. Pinto 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

RODGERS, MARIE V., dec'd.

Late of the Township of Hanover,
 Northampton County, PA
 Executor: Winston Dwight
 Rodgers, 4609 Lenox Drive,
 Bethlehem, PA 18017

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

SCHAFEBOOK, JANICE M., dec'd.

Late of City of Bethlehem,
 Northampton County, PA
 Executrices: Jill M. Schafebook,
 285 Warner Drive, Saylorsburg,
 PA 18353, Beth A, McGlynn, 391
 Squire Lane, Lititz, PA 17543
 Attorneys: Yekaterina, Bacanet,
 Esq., ARM Lawyers, 115 E.
 Broad Street, Bethlehem, PA
 18018

SPENCE, REBECCA L., dec'd.

Late of Wilson Borough,
 Northampton County, PA
 Administratrix: Sheila Mae
 Sobotka c/o Barbara Rush
 Renkert, Esquire, 2120
 Northampton Street, Easton, PA
 18042
 Attorney: Barbara Rush Renkert,
 Esquire, 2120 Northampton
 Street, Easton, PA 18042

URBANAVAGE, JOHN G., SR.,
 dec'd.

Late of Hanover Township,
 Bethlehem, Northampton
 County, PA
 Co-Executors: Darla Hepner and
 John G. Urbanavage Jr., 2645
 Belaire Road, Bethlehem, PA
 18017

VILLANI, ARMANDO, dec'd.

Late of the Township of Hanover,
 Northampton County, PA
 Administrator: Melissa Villani
 Shirk 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

WARD, JOHN J., dec'd.

Late of the City of Bethlehem,
 Northampton County, PA
 Executrix: Dorothy M. Ward 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

YAKUBECEK, DANIEL J., dec'd.

Late of Bethlehem, Northampton County, PA

Personal Representative: Robyn Y. Hines c/o R. Nicholas Nanovic, Esquire, 33 S. 7th Street, P.O. Box 4060, Allentown, PA 18105-4060

Attorney: R. Nicholas Nanovic, Esquire, 33 S. 7th Street, P.O. Box 4060, Allentown, PA 18105-4060

NOTICE OF NON-PROFIT INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA, for the purpose of incorporating a nonprofit corporation under the PA Nonprofit Corporation Law of 1988. The purpose for which it has been organized is to raise funds to provide scholarships and resources to students studying or entering the field of environmental sciences. The name of the corporation is:

WHITETAIL FOUNDATION

Michael S. Horvath, II, Esquire
Gross McGinley, LLP
33 South 7th Street
P.O. Box 4060
Allentown, PA 18105-4060
(610) 820-5450

May 28

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on April 23rd, 2026, a Petition was filed in the Court of Common Pleas of Northampton County, Pennsylvania,

requesting a decree for a name change of Brandon Eddie Alshaer to Brandon Cyrus-Eddie Alshaer. Docket number C-48-CV-2026-03842. The Court has fixed June 22nd, at 9:00 a.m. in Motions Court, Northampton County Courthouse, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the request of the Petitioner should not be granted.

May 28

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on April 24th, 2026, the Petition of Shannon Schaare Rutan was filed in Northampton County Court of Common Pleas at No. C-48-CV-2026-03937, seeking to change the name of Petitioner from Shannon Schaare Rutan to Shannon Marie Riccio. The court has fixed Tuesday, June 30th, 2026 at 9 a.m., in Motions Court at the Northampton County Courthouse as the date for hearing the Petition. All persons interested in the proposed change of name may appear and show cause, if any they have, why the prayer of Petitioner should not be granted.

May 28

SHERIFF'S SALE OF VALUABLE REAL ESTATE

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on JUNE 5, 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-2017-07275
(#23 JUN/2026)**

NORTHERN LEHIGH
SCHOOL DISTRICT

vs

JEAN A. KRYSUIK

Property Address:

213 Spruce Street, Walnutport, PA
18088

UPI/Tax Parcel Number:

J2NW4A/2/4/1033

ALL THAT CERTAIN message, tenement and lot or parcel of land situate in Walnutport Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Jean A. Krysuik by deed recorded on December 4, 1979, in the Northampton County Recorder of Deeds office in Book 609 at page 318.

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

**No. C-48-CV-2020-01624
(#7 JUN/2026)**

WELLS FARGO BANK NA

vs

DOMENICK PAUL DELGROSSO,
a/k/a DOMENICK P. DELGROSSO,
CO-ADMINISTRATOR AND HEIR

OF THE

ESTATE OF ELIZABETH L.
DELGROSSO, a/k/a ELIZABETH
DELGROSSO, DONNA MARIE

LEON, a/k/a DONNA
LEON, CO-ADMINISTRATOR AND
HEIR OF THE ESTATE OF

ELIZABETH L. DELGROSSO,
a/k/a ELIZABETH

DELGROSSO, UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS AND ALL
PERSONS, FIRMS OR

ASSOCIATIONS

CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER

FILOMENA ANN CSASZAR, a/k/a
FILOMENA A.

CSASZAR, DECEASED

Property Address:

2312 Huntington Street,
Bethlehem, PA 18017

UPI/Tax Parcel Number:

N6NE3B/4/3/0204

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

TITLE TO SAID PREMISES is vested in Daniel A. Delgrosso and Elizabeth L. Delgrosso, husband and wife, by deed from Nevin Kemmerer and Stanley Kemmerer, Executors of the Last Will and Testament of Lizzie M. Kemmerer, deceased, said deed recorded on January 30, 1953, in the Northampton County Recorder of Deeds office in Book C90 at page 423.

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

**No. C-48-CV-2021-02408
(#21 JUN/2026)**

CATASAUQUA AREA
SCHOOL DISTRICT

vs

LYNN J. ALTRICHTER

Property Address:

1016 Fifth Street, Catasauqua, PA
18032

UPI/Tax Parcel Number:

M4SE4C/6/5/0923

ALL THAT CERTAIN message, tenement and lot or piece of ground situate in North Catasauqua Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Lynn J. Altrichter by deed recorded on July 14, 2010, in the Northampton County Recorder of Deeds office in Book 2010-1 at 136281.

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

No. C-48-CV-2022-05536

(#4 JUN/2026)

MIDFIRST BANK

vs

KORIN CHERIE FILIPOWICH,
ADMINISTRATOR OF THE ESTATE
OF BRADLEY D. HARTZELL,
UNKNOWN HEIRS
AND/OR ADMINISTRATORS OF
THE ESTATE OF CYNTHIA H.
HARTZELL

Property Address:

1137 South 25th Street, Easton,
PA 18045

UPI/Tax Parcel Number:

M9NW1/14/2/0324

ALL THAT CERTAIN lot of land
situate on the west side of South 25th
Street in Palmer Township, Northamp-
ton County, Pennsylvania.

TITLE TO SAID PREMISES is
vested in Cynthia H. Hartzell by deed
from Bradley D. Hartzell, said deed
recorded on January 18, 2023, in the
Northampton County Recorder of
Deeds office in Book 2023-1 at page
010518. The said Cynthia H. Hartzell
departed this life on November 18,
2025.

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

No. C-48-CV-2022-05869

(#14 JUN/2026)

BETHLEHEM AREA
SCHOOL DISTRICT

vs

JANNINE SANTIAGO

Property Address:

664 Atlantic Street, Bethlehem, PA
18015

UPI/Tax Parcel Number:

P6SE2D/13/6/0204

ALL THAT CERTAIN dwelling and
lot or piece of land situated on the
west side of Atlantic Street in
Bethlehem City, Northampton
County, Pennsylvania.

TITLE TO SAID PREMISES is
vested in Jannine Santiago by deed

from Lillian G. Rodriguez and Diana
M. Rodriguez, said deed recorded on
November 13, 2014, in the Northamp-
ton County Recorder of Deeds office
in Book 2014-1 at page 199804.

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

No. C-48-CV-2022-05995

(#15 JUN/2026)

BETHLEHEM AREA
SCHOOL DISTRICT

vs

ROBERT TURRENTINE

Property Address:

2845 7th Street, Bethlehem, PA
18020

UPI/Tax Parcel Number:

M7SE4/11/2/0205

ALL THAT CERTAIN lot, with the
buildings and improvements located
thereon, situate in Bethlehem
Township, Northampton County,
Pennsylvania.

TITLE TO SAID PREMISES is
vested in Robert Turrentine by deed
from James A. Baldwin, said deed
recorded on August 15, 2016, in the
Northampton County Recorder of
Deeds office in Book 2016-1 at page
170416.

THEREON BEING ERECTED a
one-story ranch-style single residen-
tial dwelling with brick exterior,
shingle roof and attached one-car
garage.

No. C-48-CV-2022-06524

(#17 JUN/2026)

BETHLEHEM AREA
SCHOOL DISTRICT

vs

CRISTAL FIGUEROA

Property Address:

1520 Carlisle Street, Bethlehem,
PA 18017

UPI/Tax Parcel Number:

N6SE2C/22/7/0204

ALL THAT CERTAIN messuage,
tenement and lot or piece of ground,

hereditaments and appurtenances, situate, lying and being in the 15th Ward of Bethlehem City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Cristal Figueroa by deed from Pedro Figueroa Rosada and Laura O. Figueroa Rosado, said deed recorded on September 23, 2019, in the Northampton County Recorder of Deeds office in Book 2019-1 at page 202331.

THEREON BEING ERECTED a one-story ranch-style single residential dwelling with stucco exterior and flat roof.

No. C-48-CV-2023-02265
(#1 JUN/2026)

U.S. BANK TRUST NATIONAL
ASSOCIATION, ET AL

vs

ERIKA MORGAN, LENYA MORGAN

Property Address:

1230 Vera Drive, Easton, PA
18040

UPI/Tax Parcel Number:

K9/10/6-201/0311

ALL THAT CERTAIN message, tenement and lot or parcel of land situate in Forks Township, Northampton County, Pennsylvania, designated as Lot No. 201 on the Plan of Penn's Ridge, Phase 5, 6 & 8.

TITLE TO SAID PREMISES is vested in Erika Morgan by deed from Lenya Morgan, said deed recorded on August 19, 2019, in the Northampton County Recorder of Deeds office in Book 2019-1 at page 171510.

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

No. C-48-CV-2024-02739
(#20 JUN/2026)

NORTHAMPTON AREA
SCHOOL DISTRICT

vs

BRANDYN S. MOYER

Property Address:

2281 Main Street, Northampton,
PA 18067

UPI/Tax Parcel Number:

L4SW1C/2/13/0522

ALL THAT CERTAIN message, tenement and lot or piece of ground situate on the east side of Main Street, between Twenty-second and Twenty-third Streets, in the First Ward of Northampton Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Brandyn S. Moyer by deed from Megan K. Moyer, said deed recorded on April 10, 2023, in the Northampton County Recorder of Deeds office in Book 2023-1 at page 61653.

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

No. C-48-CV-2024-07922
(#19 JUN/2026)

NORTHAMPTON AREA
SCHOOL DISTRICT

vs

DENISE HERMAN

Property Address:

1788 Main Street, Northampton,
PA 18067

UPI/Tax Parcel Number:

L4SW4C/6/6/0522

ALL THAT CERTAIN message or tenement, with the lot thereto appurtenant, situate on the west side of Main Street, between Seventeenth and Eighteenth Streets, in the Second Ward of Northampton Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Denise Herman by deed from Jeffrey Herman and Denise Herman, said deed recorded on November 15, 2016, in the Northamp-

ton County Recorder of Deeds office in Book 2016-1 at page 247216.

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

**No. C-48-CV-2024-08136
(#18 JUN/2026)**

BETHLEHEM AREA
SCHOOL DISTRICT

vs

ANGELA GIROUX

Property Address:

38 Wall Street a/k/a 38 East Wall Street, Bethlehem, PA 18018

UPI/Tax Parcel Number:

P6NE4A/7/5/0204

ALL THAT CERTAIN messuage or tenement and parcel of land situate along the southerly side of Wall Street, a/k/a East Wall Street, between Long and School Streets, in Bethlehem City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Angela Giroux by deed from Angela Scheide-Giroux, said deed recorded on June 11, 2021, in the Northampton County Recorder of Deeds office in Book 2021-1 at page 199414.

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

**No. C-48-CV-2025-02501
(#9 JUN/2026)**

NATIONSTAR MORTGAGE, LLC

vs

RACHAEL PAINTON, a/k/a
RACHAEL FINKBEINER, a/k/a
RACHAEL KUDERA

Property Address:

129 Northampton Street, Hellertown, PA 18055

UPI/Tax Parcel Number:

Q7SW3C/2/9A/0715

ALL THAT CERTAIN messuage or parcel of land situate on the east side of Northampton Street in Hellertown Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Rachael Kudera by deed from Marcus L. Helfrich, said deed recorded on December 31, 2003, in the Northampton County Recorder of Deeds office in Book 2003-1 at page 533245.

THEREON BEING ERECTED a two-story half-double residential dwelling with aluminum siding, slate roof and detached one-car garage.

**No. C-48-CV-2025-02942
(#26 JUN/2026)**

DELANNA 20 ASSOCIATES LLC
vs

TORCOM PA PROPERTIES, LLC,
LUCIANO BARBOSA

Property Address:

1330 East 6th Street, Bethlehem, PA 18015

UPI/Tax Parcel Number:

P7SW1A/14/9/0204

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

TITLE TO SAID PREMISES is vested in Luciano Barbosa by deed from Torcom PA Properties, LLC, said deed recorded on January 24, 2025, in the Northampton County Recorder of Deeds office in Book 2025-1 at page 013622.

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

**No. C-48-CV-2025-02991
(#8 JUN/2026)**

FREEDOM MORTGAGE
CORPORATION

vs

RYLAN JOSIAH STUMP

Property Address:

245 South Whitfield Street,
Nazareth, PA 18064

UPI/Tax Parcel Number:

J7SE3C/8/3/0421

ALL THAT CERTAIN message or tenement and lot or piece of land situate on the east side of South Whitfield Street in Nazareth Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Rylan Josiah Stump by deed from Richard A. Burley and Suzanne Burley, said deed recorded on April 17, 2023, in the Northampton County Recorder of Deeds office in Book 2023-1 at page 066539.

THEREON BEING ERECTED a two-story residential apartment building with vinyl siding and shingle roof.

**No. C-48-CV-2025-03118
(#27 JUN/2026)**

FREEDOM MORTGAGE
CORPORATION

vs

DAVID T. SPEARKO, DINA J.
SPEARKO

Property Address:

1635 8th Street, Bethlehem, PA
18020

UPI/Tax Parcel Number:

N7SE1/6/3/0205

ALL THAT CERTAIN tract of land situate on the west side of Eighth Street in Bethlehem Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in David T. Spearko and Dina J. Spearko by deed from Dorothy M. Retter, by Kathleen R. Sipler, her agent, said deed recorded on December 30, 2002, in the Northampton County Recorder of Deeds office in Book 2002-1 at page 368569.

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

**No. C-48-CV-2025-04428
(#3 JUN/2026)**

WEICHERT FINANCIAL SERVICES

vs

YVONNE M. KAISER, JACKLYN H.
KAISER, JULIE M. KAISER,
KRYSTLE M. CARPIO

Property Address:

3138 Apollo Drive, Bethlehem, PA
18017

UPI/Tax Parcel Number:

M6SE4/7/167G/0204

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

TITLE TO SAID PREMISES is vested in Yvonne M. Kaiser, Julie M. Kaiser, Jacklyn H. Kaiser and Krystle M. Carpio by deed from David S. Kaiser and Yvonne M. Kaiser, husband and wife, said deed recorded on February 23, 2006, in the Northampton County Recorder of Deeds office in Book 2006-1 at page 77428.

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

**No. C-48-CV-2025-09509
(#2 JUN/2026)**

PNC BANK NATIONAL
ASSOCIATION

vs

LORI A. FRANTZ, CO-EXECUTRIX
TO THE ESTATE OF ROBERTA E.
TUREL, CHERYL LYNN DAUMER,
CO-EXECUTRIX TO THE ESTATE
OF ROBERTA E. TUREL

Property Address:

624 High Street, Bethlehem, PA
18018

UPI/Tax Parcel Number:

P6NE1C/4/9/0204

ALL THAT CERTAIN message, tenement and lot or piece of land situate on the northeast corner of the intersection of High and East Raspberry Streets in Bethlehem City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Roberta E. Turel, a single person, by deed from Roberta E. Turel and Stanley E. Turel, Jr., Executors of the Estate of Olive M. Turel, deceased, and Stanley E. Turel, Jr., individually, said deed recorded on August 7, 1997, in the Northampton County Recorder of Deeds office in Bok 1997-1 at page 084475.

THEREON BEING ERECTED a two-and-one-half-story colonial-style single residential dwelling with painted brick exterior, slate roof and detached two-car garage.

TITLE TO SAID PREMISES is vested in Derek Frable and Morgan Frable, a married couple, by deed from Mark Hartman, a married man, said deed recorded on March 19, 2024, in the Northampton County Recorder of Deeds office in Book 2024-1 at page 044398.

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

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

CHRISTOPHER ZIEGER
Sheriff
Northampton County,
Pennsylvania
May 14, 21, 28

**No. C-48-CV-2025-10993
(#6 JUN/2026)**

ROCKET MORTGAGE LLC
vs
DEREK FRABLE, MORGAN
FRABLE

Property Address:

103 Main Street, Northampton, PA
18067

UPI/Tax Parcel Number:

M4SE1A/5/7A/0522

ALL THAT CERTAIN message or tenement and parcel or piece of land situate in the 3rd Ward of Northampton Borough, Northampton County, Pennsylvania.