

Northampton County Reporter

(USPS 395-280)

VOL. LXII

EASTON, PA August 24, 2023

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NOTICE TO THE BAR...

Quarterly Association Meeting
Thursday, September 14, 2023
Registration form inside

**NORTHAMPTON COUNTY BAR ASSOCIATION
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Northampton County Reporter

**Attorney Referral & Information Service
155 South Ninth Street, P.O. Box 4733
Easton, PA 18042**

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Mary Beth Leeson Executive Director
Rose Wedde Accounting
..... Legal Journal
Deborah J. Flanagan Attorney Referral
Jessica M. Bosco Attorney Referral

The Northampton County Reporter will be published every Thursday by the Northampton County Bar Association, 155 South Ninth St., Easton, PA 18042-4399. All legal notices relating to the business of the county, are required by rule of Court, to be published in this Journal. All legal notices must be submitted in typewritten form and are published exactly as submitted by the advertiser. Neither the Law Reporter nor the printer will assume any responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes to content.

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Ralph J. Bellafatto, Esquire
Editor

NOTICE TO NCBA MEMBERS – BAR NEWS

Save the Dates

September 6, 2023	Annual Memorial Service
September 14, 2023	Quarterly Association Meeting Registration form inside
October 9, 2023	NCBA Fall CLE Conference @ Wind Creek Conference Center
October 13, 2023	Amicus Soirée
October 21, 2023	CluedUpp Scavenger Hunt for members, families and friends of all ages.

A lot of hard work is hidden behind nice things. ~ Ralph Lauren

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**DAVIS, ALAN D., SR.,** dec'd.

Late of Freemansburg Borough,
Northampton County, PA
Administrator: Charles A.J.
Halpin, III, The Landing Title
Bldg., 100 S. Broad St., Ste.
1830, Philadelphia, PA 19110
Attorney: Charles A.J. Halpin, III,
Esquire, The Landing Title Bldg.,
100 S. Broad St., Ste. 1830,
Philadelphia, PA 19110

FRASER, DOLORES F., dec'd.

Late of the City of Bethlehem,
Northampton County, PA
Executor: Craig R. Fraser c/o
Joseph F. Leeson, III, Esquire,
70 East Broad Street, P.O. Box
1426, Bethlehem, PA 18016-
1426
Attorney: Joseph F. Leeson, III,
Esquire, 70 East Broad Street,
P.O. Box 1426, Bethlehem, PA
18016-1426

HAHN, EILEEN A., dec'd.

Late of the Township of Moore,
Northampton County, PA

Co-Executors: Debra Kay Budge
and Michael Jay Hahn 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

**KELDANOWICZ, JOSEPH PAUL,
III,** dec'd.

Late of the Township of Forks,
Northampton County, PA
Executrix: June Ann Brereton
Attorneys: Garrett R. Benner,
Esquire, Benner & Trovato, 2005
City Line Road, Suite 106,
Bethlehem, PA 18017

LONG, JEANETTE S., dec'd.

Late of the Township of Hanover,
Northampton County, PA
Executrix: Brigit J. Silvestri c/o
Kevin F. Danyi, Esquire, Danyi
Law, P.C., 133 East Broad Street,
Bethlehem, PA 18018
Attorneys: Kevin F. Danyi,
Esquire, Danyi Law, P.C., 133
East Broad Street, Bethlehem,
PA 18018

PATTON, JULIANNE M., dec'd.

Late of the City of Bethlehem,
Northampton County, PA
Executor: Michael Joseph Patton
c/o Laura M. Mercuri, Esquire,
Duffy, North, 104 North York
Road, Hatboro, PA 19040
Attorneys: Laura M. Mercuri,
Esquire, Duffy, North, 104 North
York Road, Hatboro, PA 19040

PINSLEY, DONNA G., dec'd.

Late of Northampton County, PA
Executors: Mark Pinsley and
Rachael Pinsley c/o Zator Law,
4400 Walbert Ave., Allentown,
PA 18104

Attorneys: Zator Law, 4400
Walbert Ave., Allentown, PA
18104

WERKHEISER, MATTHEW G.,
dec'd.

Late of the Township of Plainfield,
Northampton County, PA

Executrix: Jacqueline M.
Lee-Werkheiser 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

SECOND PUBLICATION

BASOVSKY, JOSEPH C., dec'd.

Late of Upper Nazareth
Township, Northampton County,
PA

Executor: Thomas A. Basovsky
c/o Joseph J. Velitsky, Esquire,
Velitsky & Frycklund, 49 East
Ludlow Street, Summit Hill, PA
18250

Attorneys: Joseph J. Velitsky,
Esquire, Velitsky & Frycklund,
49 East Ludlow Street, Summit
Hill, PA 18250

DROGO, ANTONIETTA DATO,
dec'd.

Late of Easton, Northampton
County, PA

Executor: Anthony Joseph Drogo
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

GEISBERGER, JOSEPH E., dec'd.

Late of the Borough of Wilson,
Northampton County, PA

Executor: Kirk A. Geisberger 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

JONES, FREDERICK S., dec'd.

Late of Northampton, North-
ampton County, PA

Administratrix: Holly A. Gusick,
2330 Packhouse Road, Fogels-
ville, PA 18051

LOWE, LINDA MAE, dec'd.

Late of the Township of Mount
Bethel, Northampton County, PA
Executrix: Mary Ellen Bingman
c/o Barbara Rush Renkert,
Esquire, 2120 Northampton
Street, Easton, PA 18042

Attorney: Barbara Rush Renkert,
Esquire, 2120 Northampton
Street, Easton, PA 18042

MINNICH, BETTY JANE, dec'd.

Late of the Borough of Bath,
Northampton County, PA

Executor: Franklin A. Keller c/o
Theresa Hogan, Esquire, 340
Spring Garden Street, Easton,
PA 18042

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

MUFFLEY, DAVID E., dec'd.

Late of the Township of Wash-
ington, Northampton County, PA
Administratrix: Genevieve R.
Rose

Attorney: Nicholas R. Sabatine,
III, Esquire, 16 S. Broadway,
Suite 1, Wind Gap, PA 18091

ORTIZ, MIGDALIA, dec'd.

Late of Forks Township, North-
ampton County, PA

Administrators: Sandra Trevejo and Sergio J. O'Neill 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

PAULES, WILLARD A. a/k/a WILLARD PAULES, dec'd.

Late of 443 Washington Drive, Walnutport, Northampton County, PA

Executor: Dwain A. Paules

Attorneys: William C. Cannon, Esquire, The Cannon Law Firm, PLLC, P.O. Box 171, Bloomsburg, PA 17815

PAYONK, JOHN F., JR., dec'd.

Late of the Borough of Nazareth, Northampton County, PA

Co-Executrices: Samaria W. Knutson and Shirley Jean Payonk 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

PIRIPAVEL, MARY, dec'd.

Late of Bethlehem, Northampton County, PA

Executrix: Diane Marie Reese
Attorney: Daniel G. Dougherty, Esquire, 881 3rd St., Suite B-3, Whitehall, PA 18052

RESAR, JOANN, dec'd.

Late of the Township of Williams, Northampton County, PA

Administrator: Larry R. Resar, Jr. c/o Joseph F. Leeson, III,

Esquire, 70 East Broad Street, P.O. Box 1426, Bethlehem, PA 18016-1426

Attorney: Joseph F. Leeson, III, Esquire, 70 East Broad Street, P.O. Box 1426, Bethlehem, PA 18016-1426

THIRD PUBLICATION

CHERRY, CHARLES DOUGLAS,

dec'd.

Late of Nazareth Borough, Northampton County, PA

Executor: Warren Ivan Cherry 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

JENS, KARL H., dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executor: Karl Herman Jens, Jr. 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

MAYNARD, RANDOLPH LEE, dec'd.

Late of Forks Township, Northampton County, PA

Executrix: Karen A. O'Brien-Maynard c/o Ralph J. Bellafatto, Esquire, 4480 William Penn Highway, Easton, PA 18045

Attorney: Ralph J. Bellafatto, Esquire, 4480 William Penn Highway, Easton, PA 18045

**MORRISON, DAVID JOSEPH
a/k/a DAVID CHANDLER****JOSEPH MORRISON**, dec'd.Late of the City of Bethlehem,
Northampton County, PAExecutor: Mark Adam Marino,
7712 Barrow Drive, Macungie,
PA 18062Attorneys: Daniel G. Spengler,
Esquire, Spengler Brown Law
Offices, 110 East Main Street,
Bath, PA 18014**POLAK, WILLIAM P.**, dec'd.Late of Bethlehem, Northampton
County, PAExecutrix: Mary Grace Polak c/o
Lisa A. Pereira, Esquire, Broughal
& DeVito, L.L.P., 38 West Market
Street, Bethlehem, PA 18018Attorneys: Lisa A. Pereira,
Esquire, Broughal & DeVito,
L.L.P., 38 West Market Street,
Bethlehem, PA 18018**RIEWE, LYDIA**, dec'd.Late of the Borough of Nazareth,
Northampton County, PAExecutrix: Brigitta A. Dimas 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**SHANEBERGER, BRIAN A.**, dec'd.Late of the City of Bethlehem,
Northampton County, PACo-Administratrices: Carol A.
Shaneberger and Diane A.
Winkle c/o Kevin F. Danyi,
Esquire, Danyi Law, P.C., 133
East Broad Street, Bethlehem,
PA 18018Attorneys: Kevin F. Danyi,
Esquire, Danyi Law, P.C., 133
East Broad Street, Bethlehem,
PA 18018**TIMMERMAN, JOHN L., JR.**,
dec'd.Late of the Township of Hanover,
Northampton County, PAExecutor: John L. Timmerman,
III c/o Kevin F. Danyi, Esquire,
Danyi Law, P.C., 133 East Broad
Street, Bethlehem, PA 18018Attorneys: Kevin F. Danyi,
Esquire, Danyi Law, P.C., 133
East Broad Street, Bethlehem,
PA 18018**WASSER, LINDA P.**, dec'd.Late of Bangor, Northampton
County, PAExecutor: William A. Strunk c/o
Wieslaw T. Niemoczynski,
Esquire, 752 Main Street, P.O.
Box 727, Stroudsburg, PA 18360
Attorney: Wieslaw T.
Niemoczynski, Esquire, 752
Main Street, P.O. Box 727,
Stroudsburg, PA 18360

**NOTICES OF NONPROFIT
INCORPORATION**

NOTICE IS HEREBY GIVEN that
Articles of Incorporation were filed on
May 1, 2023 pursuant to the provi-
sions of the Pennsylvania Nonprofit
Corporation Law of 1988, by the
following nonprofit corporation
named:

**DEEPLY ROOTED
FAMILY MINISTRIES**

Aug. 24

POST 940

hereby gives notice that articles of
incorporation have been filed with the
Department of State of the Common-
wealth of Pennsylvania on February
16, 2023, under the provisions of the
Nonprofit Corporation Law of 1988.
The purpose for which the corpora-
tion is organized is to support outdoor
education and recreation for youth.

Aug. 24

**CORPORATE 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, Pennsylvania, a certificate for the conduct of a business in Pennsylvania, under the assumed or fictitious name, style or designation of Name:

THYME ON NORTHAMPTON

with its principal place of business at: 100 Northampton Street, Easton, PA 18042.

The name and address of the entity owning or interested in said business are: Grille 3503, LLC with its principal place of business at: 2625 Center Street, Bethlehem, PA 18017.

NORRIS McLAUGHLIN, P.A.
515 W. Hamilton Street
Suite 502
Allentown, PA 18101
(610) 391-1800

Aug. 24

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, Pennsylvania, a certificate for the conduct of a business in Pennsylvania, under the assumed or fictitious name, style or designation of Name:

THYME RESTAURANT

with its principal place of business at: 100 Northampton Street, Easton, PA 18042.

The name and address of the entity owning or interested in said business are: Grille 3503, LLC with its principal place of business at: 2625 Center Street, Bethlehem, PA 18017.

NORRIS McLAUGHLIN, P.A.
515 W. Hamilton Street
Suite 502
Allentown, PA 18101
(610) 391-1800

Aug. 24

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, Pennsylvania, a certificate for the conduct of a business in Pennsylvania, under the assumed or fictitious name, style or designation of Name:

THYME ROOFTOP GRILLE

with its principal place of business at: 100 Northampton Street, Easton, PA 18042.

The name and address of the entity owning or interested in said business are: Grille 3503, LLC with its principal place of business at: 2625 Center Street, Bethlehem, PA 18017.

NORRIS McLAUGHLIN, P.A.
515 W. Hamilton Street
Suite 502
Allentown, PA 18101
(610) 391-1800

Aug. 24

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on June 27, 2023, the Petition for Eli George Pavan was filed in Northampton County Court of Common Pleas at C-48-CV-2023-4379, seeking to change the name of Petitioner from Eli George Pavan to Kohai George Pavan. The Court has fixed September 25, 2023, at 9:00 a.m. in Motions Court at the Northampton County Courthouse as the date for hearing of Petition. All persons interested in the change of name may appear and show cause, if any they have, why the prayers of the Petitioner should not be granted.

Aug. 24

**IN THE COURT OF COMMON
PLEAS OF NORTHAMPTON
COUNTY, PENNSYLVANIA
CIVIL DIVISION—LAW
ACTION TO QUIET TITLE
OLESA MATIJCIO**

Plaintiff

v.

ANNA TURANCHIK,
HELEN TURANCHIK,
EDWARD TURANCHIK,
their heirs and assigns

Defendants

NOTICE TO DEFEND

You have been sued in court. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you, and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Northampton County
Bar Association
P.O. Box 4733
Easton, PA 18043-4733
(610) 258-6333

The Plaintiff has filed an ACTION TO QUIET TITLE concerning property known as 2239 Lafayette Avenue, Bethlehem, Northampton County, Pennsylvania.

Title was obtained by Plaintiff by Deed dated August 15, 2009 and recorded at Deed Book Volume 2009-1, Page 226014.

Tax Parcel Number: N7NW4A-9-1.

The property is described as follows:

ALL THAT CERTAIN tract or parcel of ground situation along the Westerly side of Lafayette Avenue in the 14th Ward of the City of Bethlehem, County of Northampton, and Commonwealth of Pennsylvania, being Lots No. 496, 497, 498, 499, 500, 501, and 502 as shown on plan of Penn Summit, dated September 1917, prepared by A.D. Chidsey, Jr., C.E., Easton, PA, and recorded in the Office of the Recorder of Deeds in and for the County of Northampton in Map Book 7, Page 18, bounded as described as follows:

BEGINNING at the point of intersection of the Southerly street line of Lewis Street with the Westerly street line of Lafayette Avenue; thence, extending Southwardly along the Westerly street line of Lafayette Avenue, 140 feet to the Northerly line of Lot No. 503; thence, extending Westwardly along the same, 110 feet to the Easterly street line of Regina Street (15 wide alley); thence, extending Northwardly along the same 140 feet to the Southerly street line of Lewis Street; thence, extending Eastwardly along the same, 110 feet to the first mentioned point and place of BEGINNING.

BOUNDED on the North by Lewis Street, on the East by Lafayette Avenue, on the South by Lot No. 503, and on the West by Regina Street.

JAMES MARTIN
CONNELL, ESQUIRE
Attorney for Plaintiff
251 E. Broad Street
Bethlehem, PA 18018
(610) 868-8371

Aug. 24

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

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on SEPTEMBER 8, 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-2014-10438

BANK OF NEW YORK MELLON
f/k/a BANK OF NEW YORK ET AL.
vs.

JAMES LEWIS, LOUADA LEWIS

Property Address:

1404 Fairmount Street,
Bethlehem, PA 18017

UPI/Tax Parcel Number:

N7SW1C/6/1/0204

ALL THAT CERTAIN lot or piece of ground, with improvements thereon erected, situate in the 15th Ward of Bethlehem City, Northampton County, Pennsylvania, and being known as Lot No. 61 on Plan of Section No. 1, Bayard Park, said plan made by Allan G. Zoll and Charles D. Remaly, Registered Surveyors, dated October 21, 1952, and recorded in Map Book 13 at page 10.

TITLE TO SAID PREMISES is vested in James Lewis and Louada Lewis, as tenants by the entireties, by deed from James Lewis, said deed recorded on March 2, 2005, in the Northampton County Recorder of Deeds Office in Book 2005-1 at page 075035.

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

No. C-48-CV-2018-10467

FREEDOM MORTGAGE
CORPORATION

vs.

JOHN M. YANKAUSKAS

Property Address:

4005 Cedar Drive, Walnutport, PA 18088

UPI/Tax Parcel Number:

J3/3/2A-1/0516

ALL THAT CERTAIN parcel or tract of land, together with the improvements thereon erected, on the southerly side of Township Road T-511 in Lehigh Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in John M. Yankauskas by deed from Bank of America, N.A., for the benefit of HSBC Bank USA, National Association, said deed recorded on December 17, 2014, in the Northampton County Recorder of Deeds Office in Book 2014-1 at page 220869.

THEREON BEING ERECTED a bi-level single residential dwelling with aluminum siding and stucco exterior, shingle roof and attached two-car garage.

No. C-48-CV-2019-03677

FREEDOM MORTGAGE
CORPORATION

vs.

MICHAEL E. HUDAK

Property Address:

303 East 10th Street, Northampton, PA 18067-1700

UPI/Tax Parcel Number:

M4NW2C/1A/7/0522

ALL THAT CERTAIN lot or piece of land situate in the Third Ward of Northampton Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Michael E. Hudak by deed from Susan A. Fatzinger, Executrix of the Estate of Anna S. Sacks, deceased, said deed recorded on August 25, 2010, in the Northampton County Recorder of Deeds Office in Book 2010-1 at page 167675.

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

No. C-48-CV-2020-06586

USAA FEDERAL SAVINGS BANK

vs.

ADAM R. HOWARD, OCCUPANTS

Property Address:

480 Sandy Shore Drive, Mount Bethel, PA 18343

UPI/Tax Parcel Number:

E12/6/6H/0131

ALL THAT CERTAIN lot, piece or parcel of land lying and being in Upper Mount Bethel Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Adam R. Howard by deed from Charles J. Knecht and Deborah Knecht, husband and wife, said deed recorded on August 28, 2017, in the Northampton County Recorder of Deeds Office in Book 2017-1 at page 185728.

THEREON BEING ERECTED a ranch-style single residential dwelling with T1-11 wood siding and shingle roof.

No. C-48-CV-2022-00075FREEDOM MORTGAGE
CORPORATION

vs.

THOMAS D. BROWN, II, IN HIS CAPACITY AS HEIR OF THOMAS A. BROWN, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER THOMAS A. BROWN, DECEASED, KERRY BROWN DYE a/k/a KERRY A. BROWN a/k/a KERRY A. CHAPMAN, IN HER CAPACITY AS HEIR OF THOMAS A. BROWN, DECEASED

Property Address:

1814 Ironwood Drive, Easton, PA 18040

UPI/Tax Parcel Number:

K9/16/77/0311

ALL THAT CERTAIN lot or parcel of land situate on the southerly corner of the northerly intersection of Ramblewood Drive and Ironwood Drive in Forks Township, Northampton County, Pennsylvania, indicated as Lot No. 209 Ramblewood Drive or Lot No. 1814 Ironwood Drive on the subdivision plan of Ramblewood recorded in Plan Book 46 at page 45.

TITLE TO SAID PREMISES is vested in Thomas A. Brown and Angela J. Brown, husband and wife, by deed from Alexander Patullo, said deed recorded on August 28, 1998, in the Northampton County Recorder of Deeds Office in Book 1998-1 at page 115914. The said Angela J. Brown died on or around March 20, 2021, whereby title became vested solely in Thomas A. Brown. And the said Thomas A. Brown died on or around March 31, 2021.

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

No. C-48-CV-2022-06352

21ST MORTGAGE
CORPORATION ET AL.

vs.

UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS,
FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER
WILLIAM G. FLAGMEIER,
DECEASED, AND JUDITH I.
FLAGMEIER, DECEASED,
TRUSTEES OF THE FLAGMEIER
FAMILY TRUST, DATED
SEPTEMBER 28, 2001

Property Address:

2934 Roosevelt Street, Bethlehem,
PA 18020

UPI/Tax Parcel Number:

N7NW3/38/2/0205

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

TITLE TO SAID PREMISES is
vested in Flagmeier Family Trust,
dated September 28, 2001, by deed
from William G. Flagmeier and Judith
I. Flagmeier, husband and wife, said
deed recorded on October 23, 2001,
in the Northampton County Recorder
of Deeds Office in Book 2001-1 at
page 220168.

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

No. C-48-CV-2022-07712

LOANCARE, LLC

vs.

ROBERT C. THORNE, JR., AS
EXECUTOR OF THE ESTATE OF
ROBERT C. THORNE, SR.,
DECEASED

Property Address:

145 Mapo Hollow Road, Bangor,
PA 18013

UPI/Tax Parcel Number:

C9/3/4L/0131

ALL THAT CERTAIN tract of land
situate in Upper Mount Bethel

Township, Northampton County,
Pennsylvania, and being Lot #10 of
Mapo Hollow Plan, said map dated
July 20, 1962, last revised July 20,
1967, drawn by Al S. Nittle, owner,
and recorded in Map Book 23 at page
30.

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

Property Address:

149 Mapo Hollow Road, Bangor,
PA 18013

UPI/Tax Parcel Number:

C9/3/4N/0131

ALL THAT CERTAIN tract of land
situate in Upper Mount Bethel
Township, Northampton County,
Pennsylvania, and being Lot #11 of
Mapo Hollow Plan, said map dated
July 20, 1962, last revised July 20,
1967, drawn by Al S. Nittle, owner,
and recorded in Map Book 23 at page
30.

THEREON BEING ERECTED a
detached two-car garage with vinyl
siding and shingle roof.

TITLE TO BOTH PARCELS is
vested in Robert C. Thorne, Sr., by
deed from Shayne Deemer a/k/a
Shayne L. Frable, Executrix of the
Last Will and Testament of Astrid
Staples, deceased, said deed recorded
on December 8, 2008, in the
Northampton County Recorder of
Deeds Office in Book 2008-1 at page
319869.

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

Aug. 17, 24, 31

MUNICIPAL ATTORNEY NEEDED

Grim, Biehn & Thatcher, a well established, prominent Upper Bucks County law firm, is seeking an ambitious and industrious attorney for its Municipal Department which represents over 45 municipalities, authorities, zoning hearing boards and planning commissions throughout eastern Pennsylvania. This position offers a partnership track opportunity. Candidates should be able to work well independently in a collegial, supportive environment; have an existing book of business they would bring with them; and would participate in bringing in new business to the firm. Position requires current Pennsylvania law license and five or more years of experience in municipal law or related practice area. Candidates must have the experience and ability to professionally, proficiently, and properly:

- Review, negotiate, and draft contracts;
- Litigate matters, including prepare, file, and respond to complaints, motions, and other pleadings and filings, and appear in Pennsylvania state and federal courts;
 - Prepare, revise, and opine on grant, loan, and real estate documents;
 - Prepare, revise, review, and opine on municipal policies, resolutions, and ordinances;
 - Prepare, revise, review, and opine on procurement documents and issues;
 - Manage municipal labor matters;
 - Research, analyze, and brief case law, statutes, regulations, and rulings;
 - Manage appellate matters, including prepare, file, and respond to appeals, motions, and briefs;
 - Attend and perform at municipal public meetings and zoning hearings; and
 - Interact with and provide advice to the public, municipal staff, and elected officials in both public and private settings.

Grim, Biehn & Thatcher provides an inclusive and welcoming environment that promotes friendship amongst our colleagues. We are a congenial, family-oriented firm, with pleasant working environment, in a suburban locale.

This position offers a competitive salary and benefit package, including medical insurance and a 401(k) plan. If interested, please forward cover letter, resume, and salary requirements to kcaro@grimlaw.com or in confidence to Kathleen Caro, Director of Personnel, Grim, Biehn & Thatcher, P.O. Box 215, Perkasio, PA 18944.

Aug. 17, 24

ASSOCIATE NEEDED

Grim, Biehn & Thatcher—A 19-attorney law firm in Bucks County is looking for a full-time attorney to join a growing team of municipal attorneys. The firm represents many Municipalities, Townships, Boroughs, and Authorities in several counties. Municipal, Litigation, Land Use and/or Labor Law experience of 2-5 years is preferred. The firm will consider candidates with experience of more than 5 years if qualified. Strong writing skills and monthly appearances at evening public meetings are required. The ideal candidate will be self-motivated, have excellent research, writing, analytical and communication skills. We offer a competitive salary commensurate with experience and a full benefit package.

Please forward a cover letter and resume (including salary requirements) to Kathy Caro at Grim, Biehn & Thatcher, P.O. Box 215, Perkasio, PA 18944 or to kcaro@grimlaw.com.

Aug. 17, 24

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PERIODICAL PUBLICATION

* Dated Material. Do Not Delay. Please Deliver Before Monday, August 28, 2023