

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**BELYEA, BRYAN K.,** dec'd.

Late of Williams Township, Northampton County, PA
 Executrix: Sara Papa Belyea c/o Vaughn A. Terrinoni, Esquire, 3976 Township Line Road, Bethlehem, PA 18020
 Attorney: Vaughn A. Terrinoni, Esquire, 3976 Township Line Road, Bethlehem, PA 18020

BOND, ALMA H., dec'd.

Late of Bethlehem, Northampton County, PA
 Executrix: Janet Brill c/o Jeffrey S. Fleischaker, Esquire, Engel, Wiener, Bergstein & Fleischaker, 1011 Brookside Road, Suite 230, Allentown, PA 18106
 Attorneys: Jeffrey S. Fleischaker, Esquire, Engel, Wiener, Bergstein & Fleischaker, 1011 Brookside Road, Suite 230, Allentown, PA 18106

CELIA, MARIE A., dec'd.

Late of the Township of Williams, Northampton County, PA

Executrix: Elaine M. Cardea 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

EGAN, ANNE LOUISE, dec'd.

Late of the Borough of Nazareth, Northampton County, PA
 Executor: Mark Egan 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

FLOREY, CHARMAINE J., dec'd.

Late of the Township of Plainfield, Northampton County, PA
 Executor: Bruce D. Fehnel 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

HUBER, LORETTA L., dec'd.

Late of Easton, Northampton County, PA
 Walter M. Huber and Loretta L. Huber Trust dtd. 8/19/03
 Co-Trustees: Thomas Huber and William Huber c/o Christopher Wolf, Esquire, 166 Allendale Road, King of Prussia, PA 19406
 Attorney: Christopher Wolf, Esquire, 166 Allendale Road, King of Prussia, PA 19406

PENNINGTON, ROSALYN C., dec'd.

Late of the Township of Plainfield, Northampton County, PA
 Executrix: Carol P. McDonough

Attorneys: Alan B. McFall, Esquire, McFall Law, LLC, 31 West First Street, Suite J, Wind Gap, PA 18091

RILEY, JAMES F., JR., dec'd.

Late of Forks Township, Northampton County, PA
 Executrix: Dianna J. Mamrak c/o Patricia Leisner Clements, Esquire, 516 Falcon Road, Audubon, PA 19403
 Attorney: Patricia Leisner Clements, Esquire, 516 Falcon Road, Audubon, PA 19403

SPIRK, BERNARD R., SR., dec'd.

Late of the Township of Bethlehem, Northampton County, PA
 Executor: Bernard R. Spirk, Jr. c/o Ellen M. Kraft, Esquire, 4510 Bath Pike, Suite 201, Bethlehem, PA 18017-9265
 Attorney: Ellen M. Kraft, Esquire, 4510 Bath Pike, Suite 201, Bethlehem, PA 18017-9265

SUTLIFF, RONALD MILLER, dec'd.

Late of the Borough of Northampton, Northampton County, PA
 Executors: Roy Lee Sutliff, 22310 Mount Ephraim Road, Dickerson, MD 20842 and Thomas Fontoura-Sutliff, 3247 Parkview Drive, Whitehall, PA 18052
 Attorneys: Daniel G. Spengler, Esquire, Spengler Brown Law Offices, 110 East Main Street, Bath, PA 18014

WOOD, BONNIE-JEANNE, dec'd.

Late of the City of Bethlehem, Northampton County, PA
 Administrator: John Arthur Wood
 Attorneys: Lisa M. Spitale, Esquire, Spitale, Vargo, Madsen

& Blair, 680 Wolf Avenue, Easton, PA 18042

WUKOVITZ, FRANK, dec'd.

Late of the Township of East Allen, Northampton County, PA
 Executrix: Cynthia Ann Doyne 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

SECOND PUBLICATION

BENZAK, DAVID J., dec'd.

Late of the Township of Lower Saucon, Northampton County, PA
 Administrator: Joseph William Benzak, 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

DePAOLO, MARIE ROSE, dec'd.

Late of the Borough of Bangor, Northampton County, PA
 Executor: Michael Samuel DePaolo 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

DREISBACH, CHARLES S., dec'd.

Late of Northampton, Northampton County, PA
 Executor: Charles L. Dreisbach c/o Stephen A. Strack, Esquire, Steckel and Stopp LLC, 125 S. Walnut Street, Suite 210, Slatington, PA 18080

Attorneys: Stephen A. Strack, Esquire, Steckel and Stopp LLC, 125 S. Walnut Street, Suite 210, Slatington, PA 18080

DUERR, VICTORIA D., dec'd.

Late of Bethlehem Township, Northampton County, PA
 Executor: Douglas David Sunday
 c/o Vaughn A. Terrinoni, Esquire, 3976 Township Line Road, Bethlehem, PA 18020
 Attorney: Vaughn A. Terrinoni, Esquire, 3976 Township Line Road, Bethlehem, PA 18020

EDWARDS, EARL E., III, dec'd.

Late of the Borough of Bangor, Northampton County, PA
 Executrix: Jennifer K. Housden
 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

KALLIPOZES, EVANGELINE, dec'd.

Late of Bethlehem, Northampton County, PA
 Executrix: P. Ellen Tatalias a/k/a Ellen S. Tatalias 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

LAWRENCE, PATRICK JAMES, dec'd.

Late of Bethlehem, Northampton County, PA
 Executor: Mr. James Robert Lawrence

Attorneys: John D. Lychak, Esquire, Law Offices of John D. Lychak, P.C., 60 W. Broad Street, Suite 98, Bethlehem, PA 18018

LOQUASTO, JUANITA MARIE, dec'd.

Late of the Township of Bethlehem, Northampton County, PA
 Executrix: Sheryl Ann Palmer
 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

PARTON, LORRAINE M., dec'd.

Late of the Township of Bethlehem, Northampton County, PA
 Executor: James Reiser, 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

SERFASS, DOUGLAS EDWARD, dec'd.

Late of Bethlehem, Northampton County, PA
 Administratrix: Mary S. Serfass, 504 Vera Circle, Bethlehem, PA 18017

SMITH, NAOMI L., dec'd.

Late of the Township of Palmer, Northampton County, PA
 Executrix: Ruthann Smith Arras, 3345 Bridlepath Rd., Easton, PA 18045
 Attorneys: Daniel G. Spengler, Esquire, Spengler Brown Law Offices, 110 East Main Street, Bath, PA 18014

STECKEL, WARREN REYNOLD, dec'd.

Late of the Borough of Hellertown, Northampton County, PA

Executor: Jeffrey Scott Steckel 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

THOMPSON, ELIZABETH JANE, dec'd.

Late of Lower Saucon Township, Northampton County, PA

Executor: Charles F. Thompson, Jr. a/k/a C. Fred Thompson c/o Judith A. Harris, Esquire, Norris McLaughlin, P.A., 515 West Hamilton Street, Suite 502, Allentown, PA 18101

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

TOBISCH, RUPERT, dec'd.

Late of Lehigh Township, Northampton County, PA

Executor: Frederick R. Tobisch c/o David B. Shulman, Esquire, Shulman Law Office PC, 419 Delaware Avenue, P.O. Box 157, Palmerton, PA 18071

Attorneys: David B. Shulman, Esquire, Shulman Law Office PC, 419 Delaware Avenue, P.O. Box 157, Palmerton, PA 18071

TREXLER, PAULINE E., dec'd.

Late of the Township of Bushkill, Northampton County, PA

Executrix: Kathleen Ann Trexler 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

THIRD PUBLICATION**BURBES, MIRIAM M.,** dec'd.

Late of Northampton County, PA
The Henry L. Burbes and Miriam M. Burbes Revocable Living Trust Agreement U/A 1/28/1998

Successor Trustee: Charlene M. Mast c/o Eric R. Strauss, Esquire, Worth, Magee & Fisher, P.C., 2610 Walbert Avenue, Allentown, PA 18104

Attorneys: Eric R. Strauss, Esquire, Worth, Magee & Fisher, P.C., 2610 Walbert Avenue, Allentown, PA 18104

BUTTILLO, MARY FRANCES, dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executor: Carl J. Buttillo, Jr. c/o Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045

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

CANELLA, SUSAN, dec'd.

Late of Palmer Twp., Northampton County, PA

Administratrix CTA: Theresa Cuzzo c/o Amanda M. Kita, Esquire, Stradley Ronon Stevens & Young, LLP, 30 Valley Stream Pkwy., Malvern, PA 19355

Attorneys: Amanda M. Kita, Esquire, Stradley Ronon Stevens & Young, LLP, 30 Valley Stream Pkwy., Malvern, PA 19355

CATERA, CHARLOTTE L., dec'd.

Late of Allentown City/Borough, Lehigh County, PA

Executrix: Charlene Rauscher, Esquire, P.O. Box 427, Fogelsville, PA 18051

Attorney: Charlene D. Rauscher, Esquire, P.O. Box 427, Fogelsville, PA 18051

CHECHO, CHRISTOPHER S., dec'd.

Late of the Borough of Bangor, Northampton County, PA
Administrator: Salvatore Checho, 287 Park Avenue, Bangor, PA 18013

Attorneys: Gretchen Marsh Weitzmann, Esquire, Weitzmann, Weitzmann & Huffman, LLC, 700 Monroe Street, Stroudsburg, PA 18360

CHIAPPA, ANNA MARIA, dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executor: Alan R. Chiappa c/o Dionysios C. Pappas, Esquire, Vasiliadis Pappas Associates, LLC, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020

Attorneys: Dionysios C. Pappas, Esquire, Vasiliadis Pappas Associates, LLC, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020

CLARK, ANN W., dec'd.

Late of Bethlehem City, Northampton County, PA

Executor: William Allison Clark, Jr., 3236 Darien Rd., Bethlehem, PA 18020

Attorneys: Angela Titus McEwan, Esquire, Day Pitney LLP, One Jefferson Rd., Parsippany, NJ 07054-2891

GRAF, THERESA, dec'd.

Late of the Township of Bushkill, Northampton County, PA

Executrix: Lanie E. Yaswinski a/k/a Lanie E. Graf-Williamson 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

HUFFMAN, FRANCIS M., JR., dec'd.

Late of Lower Saucon Township, Northampton County, PA

Co-Executors: Michael L. Huffman and William B. Huffman 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

KONRATH, ELEANOR R., dec'd.

Late of the Township of Bushkill, Northampton County, PA

Administrator C.T.A.: Bryan F. Konrath 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

LISTER, MARY LEE, dec'd.

Late of the City of Easton, Northampton County, PA

Executrix: Karen Annette Ladner, 1088 W. Berwick St., Easton, PA 18042

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

LYNCH, KENNETH A., SR., dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Administrator: Mr. Kenneth A. Lynch, Jr. c/o Robert A.

Nitchkey, Jr., Esquire, Hemstreet, Nitchkey & Freidl, 730 Washington Street, Easton, PA 18042

Attorneys: Robert A. Nitchkey, Jr., Esquire, Hemstreet, Nitchkey & Freidl, 730 Washington Street, Easton, PA 18042

MILES, CYNTHIA, dec'd.

Late of Moore Township, Northampton County, PA

Administrator: David Miles, 1155 Skunk Rd., Bath, PA 18014

O'DONNELL, KATHLEEN M., dec'd.

Late of Bethlehem, Northampton County, PA

Executrix: Paula Marie Thomas c/o Daniel M. O'Donnell, Esquire, Maloney, Danyi & O'Donnell, 901 West Lehigh Street, Bethlehem, PA 18018

Attorneys: Daniel M. O'Donnell, Esquire, Maloney, Danyi & O'Donnell, 901 West Lehigh Street, Bethlehem, PA 18018

REICHART, NANCY J., dec'd.

Late of Northampton Borough, Northampton County, PA

Executrix: Joni L. Siegele, 5145 Corbett Drive, Fort Collins, CO 80528

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

SEYER, JOHN J. a/k/a JOHN J. SEYER, JR., dec'd.

Late of the Borough of Chapman, Northampton County, PA

Executrix: Robin S. Smith 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

WARNER, ELINOR HOPE, dec'd.

Late of the City of Easton, Northampton County, PA

Executrix: Lori Frances Warner c/o Theresa Hogan, Esquire, 340 Spring Garden Street, Easton, PA 18042

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

**NOTICE OF INCORPORATION
HFS GROUP INC**

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

Apr. 13

**CORPORATE FICTITIOUS NAME
REGISTRATION NOTICE**

NOTICE IS HEREBY GIVEN that GRIT Wellness and Development LLC of Northampton County, Pennsylvania, has filed with the Department of State of the Commonwealth of Pennsylvania, Harrisburg, PA as of March 15, 2023, an application for a certificate to do business under the assumed or fictitious name of:

NUMERO UNO MMA

said business to be carried on at: 931 Rockland Street, Bethlehem, PA 18017.

PATRICK J. BEST, ESQUIRE
18 N. 8th St.

Stroudsburg, PA 18360

Apr. 13

**LIMITED LIABILITY COMPANY
NOTICE**

NOTICE IS HEREBY GIVEN that a Certificate of Organization for a Domestic Limited Liability Company has been filed with the Dept. of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania for:

SHORE HOUSE 64, LLC

in accordance with the provisions of the Limited Liability Act of 1994. The Certificate of Organization was filed on March 13, 2023.

ALEXANDER J. KARAM,
JR., ESQUIRE
ALEXANDER J. KARAM, JR., P.C.
675 Walnut Street
Easton, PA 18042

Apr. 13

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on April 6, 2023, the Petition of Matthew Alvin Nelson was filed in Northampton County Court of Common Pleas at C-48CV2022-7618 seeking to change the name of Petitioner from Matthew Alvin Nelson to Matthew Zero.

The court has fixed Monday, May 15, 2023 at 9:00 A.M. in motions court at the Northampton County Courthouse as the date for hearing of the Petition.

All persons interested in the proposed change of name may appear and show cause, if any they have, why the prayer of the petitioner should not be granted.

Apr. 13

**COURT OF COMMON PLEAS
NORTHAMPTON COUNTY,
PENNSYLVANIA
CIVIL ACTION—LAW**

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
FREEDOM MORTGAGE
CORPORATION

Plaintiff

v.

THOMAS D. BROWN, II, IN HIS
CAPACITY AS HEIR OF THOMAS A.
BROWN, DECEASED et al.

Defendants

NO. C-48-CV-2022-00075
COMPLAINT IN MORTGAGE
FORECLOSURE

To: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER THOMAS A. BROWN, DECEASED Defendant(s), 1814 IRONWOOD DR., EASTON, PA 18040

You are hereby notified that Plaintiff, FREEDOM MORTGAGE CORPORATION, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of NORTHAMPTON County, PA docketed to No. C-48-CV-2022-00075, seeking to foreclose the mortgage secured on your property located, 1814 IRONWOOD DR., EASTON, PA 18040.

NOTICE

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, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH THE INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Referral Service
P.O. Box 4733
Easton, PA 18043-4733
(610) 258-6333

JONATHAN M.
ETKOWICZ, ESQUIRE
ID No. 208786
ROBERTSON, ANSCHUTZ,
SCHNEID, CRANE
& PARTNERS, PLLC
A Florida professional limited
liability company
Attorneys for Plaintiff

133 Gaither Drive
Suite F
Mt. Laurel, NJ 08054
(855) 225-6906

Apr. 13

**IN THE NORTHAMPTON COUNTY
COURT OF COMMON PLEAS—
ORPHANS' COURT DIVISION**

NOTICE IS HEREBY GIVEN that the following accounts in decedents estates, have been filed in the Office of the Orphans' Court of Northampton County, and that the same will be called for Confirmation on APRIL 27, 2023 at 9 A.M., IN COURTROOM #9, at which time the Courts will hear exceptions, and make distribution of the balances ascertained to be in the hands of accountants.

*Estate of ATHENA STAMUS
(Maria Nicholas, Executrix)

*Trust of SIRUS STAMUS and
ATHENA STAMUS (Steven
Goudsouzian, Trustee)

Gina X. Gibbs
Register of Wills &
Clerk of Orphans' Court
Apr. 13, 20

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

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on MAY 5, 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-2017-11253
LAKEVIEW LOAN SERVICING, LLC
vs.

MARIA L. TREXLER
a/k/a MARIA TREXLER

Property Address:

3567 Church Road, Northampton,
PA 18067

UPI/Tax Parcel Number:

K4/14/6A/0501

ALL THAT CERTAIN messuage or tenement and parcel of piece of land situate on the south side of Township Route 477 in Allen Township, Northampton County, Pennsylvania, as shown on a survey by David W. Dotter, P.E., dated July 2, 1966.

TITLE TO SAID PREMISES is vested in Maria Trexler by deed from Estate of Mary Z. Borger a/k/a Mary Borger, said deed recorded on June 2, 2016, in the Northampton County Recorder of Deeds Office in Book 2016-1 at page 107783.

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

No. C-48-CV-2018-11508
PENNSYLVANIA HOUSING
FINANCE AGENCY

vs.

MICHAEL A. HOUPTLEY

Property Address:

537 South Green Street, Nazareth, PA 18064

UPI/Tax Parcel Number:

K7NE2A/1/16/0421

ALL THAT CERTAIN tract or parcel of land situate in Nazareth Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Michael A. Houptley by deed from Steven Faustner and Patricia Faustner, husband and wife, said deed recorded on February 2, 2018, in the Northampton County Recorder of Deeds Office in Book 2018-1 at page 021754.

THEREON BEING ERECTED a two-story residential apartment buildings with vinyl siding, shingle roof and attached one-car garage.

No. C-48-CV-2019-10430

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

vs.

JERROLD LANDAU

Property Address:

682 Bushkill Street, Easton, PA 18042

UPI/Tax Parcel Number:

L9NE4C/17/1/0310

ALL THAT CERTAIN piece of land, with improvements thereon, situate in Easton City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Jerrold Landau, married, by deed from Jonathan L. Rowland and Mary Ellen Rowland, husband and wife, said deed recorded on December 7, 2005, in the Northampton County Recorder of Deeds Office in Book 2005-1 at page 494537.

THEREON BEING ERECTED a two-story residential apartment building with brick exterior and flat roof.

No. C-48-CV-2019-12171

ANTHIUM, LLC

vs.

DANIEL J. MASTON,

SHANA E. RUTAN

Property Address:

1904 Butler Street, Wilson, PA 18042

UPI/Tax Parcel Number:

L9SW3A/8/7/0837

ALL THAT CERTAIN message and tract of land situate in Wilson Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Daniel J. Maston and Shana E. Rutan, as joint tenants with right of survivorship, by deed from Richard D. Rutan and Elizabeth Rutan, said deed recorded on October 19, 2006, in the Northampton County Recorder of Deeds Office in Book 2006-1 at page 434737.

THEREON BEING ERECTED a two-story half-double residential dwelling with aluminum siding and shingle roof.

No. C-48-CV-2022-01680

BANKUNITED, N.A.

vs.

JANE M. RACE

Property Address:

2608 Freemansburg Avenue, Easton, PA 18045

UPI/Tax Parcel Number:

M9NW1/11/2/0324

ALL THAT CERTAIN tract or parcel of land, with the tenement erected thereon, situate in Palmer Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Jane M. Race by deed from Ronald H. Olsen, said deed recorded on October 22, 2007, in the Northampton County Recorder of Deeds Office in Book 2007-1 at page 385766.

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

No. C-48-CV-2022-03163

MORTGAGE ASSETS
MANAGEMENT, LLC
vs.

LOUIS KOOTSARES,
WENDY KOOTSARES

Property Address:

108 North Westbrook Avenue, Pen
Argyl, PA 18072

UPI/Tax Parcel Number:

E8NE2A/28/2/0625

ALL THOSE TWO CERTAIN tracts
of land situate in Pen Argyl Borough,
Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is
vested in Louis Kootsares and Wendy
Kootsares by deed from Crecienzo
Malone and Mary Malone, said deed
recorded on June 19, 1974, in the
Northampton County Recorder of
Deeds Office in Book 490 at page 244.

THEREON BEING ERECTED a
two-story colonial-style single resi-
dential dwelling with vinyl siding,
slate roof and detached one-car
garage.

No. C-48-CV-2022-04518

WILMINGTON SAVINGS
FUND SOCIETY, FSB,
AS TRUSTEE ET AL.

vs.

ROBERT VANDERGROEF

Property Address:

2474 North Delaware Drive,
Mount Bethel, PA 18343

UPI/Tax Parcel Number:

C11SE1/3/2/0131

ALL THAT CERTAIN message,
tenement, tract, parcel or piece of
land situate in the Village of Mount
Bethel, Upper Mount Bethel
Township, Northampton County,
Pennsylvania.

TITLE TO SAID PREMISES is
vested in Robert Vandergroef and
Barbara Vandergroef by deed from
David E. Hause and Roberta K.
Hause, said deed recorded on June

21, 2000, in the Northampton County
Recorder of Deeds Office in Book
2000-1 at page 76421. And the said
Barbara Vandergroef departed this
life on or about September 8, 2014,
whereby title became vested solely in
Robert Vandergroef by operation of
law.

THEREON BEING ERECTED a
two-story single residential dwelling
with aluminum siding and slate roof.

No. C-48-CV-2022-04786

LAKEVIEW LOAN SERVICING, LLC
vs.

NAIMAH DAILEY

Property Address:

3535 Quincy Lane, Bethlehem, PA
18017

UPI/Tax Parcel Number:

M5SE3/1A/3/0214

ALL THAT CERTAIN message, lot
or piece of ground situate at the
northwesterly corner of Lord Byron
Drive and Quincy Lane in Hanover
Township, Northampton County,
Pennsylvania.

TITLE TO SAID PREMISES is
vested in Naimah Dailey by deed from
Jessica Stump and Brian Propst, said
deed recorded on March 1, 2018, in
the Northampton County Recorder of
Deeds Office in Book 2018-1 at page
38171.

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

No. C-48-CV-2022-05099

DEUTSCHE BANK NATIONAL
TRUST COMPANY,
AS TRUSTEE ET AL.

vs.

SUZANNE M. NICHOLAS,
MARK A. 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 (nine) according to the map or plan entitled "Wagner Farm Development" as prepared by William E. Bleckley, Jr., R.E., said plan dated November 6, 1964, and 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 44180.

THEREON BEING ERECTED an A-frame single residential dwelling with vinyl siding, shingle roof, two-car garage and above-ground pool.

No. C-48-CV-2022-06629

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

vs.

CHARLES M. DOHERTY, UNITED
STATES OF AMERICA

Property Address:

347 Winding Way, Bethlehem, PA
18020

UPI/Tax Parcel Number:

L7/6/6-5/0418

ALL THAT CERTAIN lot or parcel of land situate in Lower Nazareth Township, Northampton County, Pennsylvania, and shown as Lot No. 37 on a plan entitled "Colts Ridge", said plan dated August 4, 2003, prepared by Lehigh Engineering Associates, Inc., and recorded on May 27, 2004, in Plan Book 2004-5 at page 307.

TITLE TO SAID PREMISES is vested in Charles M. Doherty, married, by deed from NVR, Inc., a Virginia Corporation, trading as Ryan Homes, said deed recorded on September 13, 2006, in the Northampton County Recorder of Deeds Office in Book 2006-1 at page 375756.

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

No. C-48-CV-2022-06707

TIAA FSB

vs.

LARRY L. SILFIES, JR.

Property Address:

751 Point Phillips Road, Bath, PA
18014

UPI/Tax Parcel Number:

H5/12/4A/0520

ALL THAT CERTAIN tract, piece or parcel of land situate in Moore Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Larry L. Silfies, Jr., by deed from Forrest T. Silfies and Lucy C. Silfies a/k/a Lucy Silfies, husband and wife, said deed recorded on December 23, 1997, in the Northampton County Recorder of Deeds Office in Book 1997-1 at page 143101.

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

No. C-48-CV-2022-06972

U.S. BANK TRUST NATIONAL
ASSOCIATION ET AL.

vs.

MARGUERITE RUSYN,
STEPHEN RUSYN

Property Address:

641 Palomino Drive, North
Catasauqua, PA 18032

UPI/Tax Parcel Number:

M4SE1A/15/1/0923

ALL THAT CERTAIN piece or parcel of land lying and situate in North Catasauqua Borough, Northampton County, Pennsylvania, being designated as Lot No. 1 in Block D of Phase II of the Spring Meadow Subdivision.

TITLE TO SAID PREMISES is vested in Stephen Rusyn, Jr., by deed from Stephen Rusyn, Jr., and Marguerite M. Rusyn, husband and wife, said deed recorded on August 24, 1998, in the Northampton County Recorder of Deeds Office in Book 1998-1 at page 112580.

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

No. C-48-CV-2022-07122

PNC BANK, NATIONAL
ASSOCIATION

vs.

JEAN D. MINNICK,
KEITH H. MINNICK

Property Address:

299 Mount Vernon Avenue,
Nazareth, PA 18064

UPI/Tax Parcel Number:

J8SW4/15/9/0432

ALL THOSE CERTAIN three lots or pieces of ground, hereditaments

and appurtenances situate in Upper Nazareth Township, Northampton County, Pennsylvania, known as Lots #189, #190 and #191 as set forth on Map entitled Rabenold East Nazareth Lots.

TITLE TO SAID PREMISES is vested in Keith H. Minnick and Jean D. Minnick, husband and wife, by deed from Sandra Delserso, said deed recorded April 16, 1999, in the Northampton County Recorder of Deeds Office in Book 1999-1 at page 52956.

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

RICHARD H. JOHNSTON
Sheriff

Northampton County,
Pennsylvania

DAVID J. CERAUL, ESQUIRE
Solicitor to the Sheriff

Apr. 13, 20, 27