

**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****BROWN, KENNETH G.,** dec'd.

Late of the Borough of East Bangor, Northampton County, PA

Administrator: Joseph A. Brown c/o Joshua N. Daly, Esquire, 4480 William Penn Highway, Suite 200, Easton, PA 18045

Attorney: Joshua N. Daly, Esquire, 4480 William Penn Highway, Suite 200, Easton, PA 18045

**CARR, ERIC W.,** dec'd.

Late of Bushkill Township, Northampton County, PA

Executrix: Amy Jill Carr c/o Mark D. Eastburn, Esquire, Eastburn and Gray, PC, 60 E. Court St., P.O. Box 1389, Doylestown, PA 18901

Attorneys: Mark D. Eastburn, Esquire, Eastburn and Gray, PC, 60 E. Court St., P.O. Box 1389, Doylestown, PA 18901

**EPSARO, THOMAS C.,** dec'd.

Late of Hanover Township, Northampton County, PA  
 Executor: Thomas P. Epsaro c/o Vivian I. Zumas, Esquire, 742 Main Street, Bethlehem, PA 18018

Attorney: Vivian I. Zumas, Esquire, 742 Main Street, Bethlehem, PA 18018

**KAMP, JOYCE L.,** dec'd.

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

Co-Executors: Diane K. Fields and Frederick K. Farleigh 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

**REED, KATHRYN E.,** dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Executrix: Carol Ann Hobar c/o Stanley M. Vasiliadis, Esquire, Vasiliadis Pappas Associates, LLC, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020

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

**SERFASS, DORA ANN a/k/a DORA A. SERFASS,** dec'd.

Late of the Borough of Nazareth, Northampton County, PA

Executrix: Jamie Lynn Miller a/k/a Jamie L. Miller c/o George M. Vasiliadis, Esquire, Vasiliadis Pappas Associates LLC, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020

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

**SECOND PUBLICATION**

**BECKER, LEONARD J., JR.,** dec'd.

Late of the Township of Hanover, Northampton County, PA  
 Executrix: Rosalia P. Curto, P.O. Box 3693, Easton, PA 18043  
 Attorneys: Daniel G. Spengler, Esquire, Spengler Brown Law Offices, 110 East Main Street, Bath, PA 18014

**BUTTILO, CARL J., SR.,** 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

**CASTERLIN, HELEN V.,** dec'd.

Late of the City of Easton, Northampton County, PA  
 Executor: James Franklin Casterlin, Jr. c/o Daniel E. Cohen, Attorney, Hof & Reid, LLC, 3101 Emrick Blvd., Suite 205, Bethlehem, PA 18020  
 Attorneys: Daniel E. Cohen, Attorney, Hof & Reid, LLC, 3101 Emrick Blvd., Suite 205, Bethlehem, PA 18020

**CORR, RUTH ANN,** dec'd.

Late of the Township of Williams, Northampton County, PA  
 Administrator: Warren Vance Corr c/o Beth A. Knickerbocker, Esquire, 601 Stones Crossing, Suite A5, Easton, PA 18045

Attorney: Beth A. Knickerbocker, Esquire, 601 Stones Crossing, Suite A5, Easton, PA 18045

**DEKNIKKER, GERTRUDE S.,** dec'd.

Late of Nazareth, Northampton County, PA

Executrix: Nanci Corene McMickle

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

**DeLONG, RONALD J., SR.,** dec'd.

Late of Lehigh Township, Northampton County, PA

Executrix: Denise D. Edwards a/k/a Denise D. Morgan, 2609 Levans Road, Coplay, PA 18037

Attorneys: Angela M. Stehle, Esquire, Shabbick & Stehle, P.C., 533 Delaware Avenue, Palmerton, PA 18071

**EVANS, LARRY S.,** dec'd.

Late of the Borough of Bangor, Northampton County, PA

Executor: Brian John Gilbert 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

**GRIFFITH, JUDITH O.,** dec'd.

Late of Wesley Chapel, Pasco County, FL

Administrator: Nigel Griffith, 209 Union Hall Dev., St. Philip, Barbados 18078

Attorneys: Kevin A. Hardy, Attorney at Law, P.C., P.O. Box 818, Stroudsburg, PA 18360

**KILKER, THOMAS C.,** dec'd.

Late of Bethlehem, Northampton County, PA

Executor: Patrick Kilker, 506 Rindge Lane, Redondo Beach, CA 90278

**KNARR, MARY LOUISE**, dec'd.  
Late of the Township of Forks,  
Northampton County, PA  
Administrator: Thomas Knarr  
c/o Goudsouzian & Associates,  
2940 William Penn Highway,  
Easton, PA 18045  
Attorneys: Goudsouzian &  
Associates, 2940 William Penn  
Highway, Easton, PA 18045

**KOENIG, RUTH ANN**, dec'd.  
Late of 3010 Fellowship Drive,  
Whitehall, Lehigh County, PA  
and/or 4092 Pine Hurst Drive,  
Northampton, Northampton  
County, PA  
The Ruth A. Koenig Family Trust  
dated June 30, 2008  
Trustee: Frederick W. Koenig  
Attorneys: Andrea R. Capita,  
Esquire, Capita Law LLC, 104  
West High Street, Milford, PA  
18337

**KROMER, ROBERT C., SR.**, dec'd.  
Late of the Borough of Bath,  
Northampton County, PA  
Executors: Robert Charles  
Kromer, Jr., 1508 Fernwood Rd.,  
Slatington, PA 18080 and  
Kimberly Sue Altemose, 454 N.  
Penn Dixie Rd., Bath, PA 18014  
Attorneys: Daniel G. Spengler,  
Esquire, Spengler Brown Law  
Offices, 110 East Main Street,  
Bath, PA 18014

**KUCYNDA, MICHAEL**, dec'd.  
Late of the Borough of West  
Easton, Northampton County,  
PA  
Administratrix: Bernadette  
Shifter 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

**LANDIS, LOIS A.**, dec'd.  
Late of the Township of Lehigh,  
Northampton County, PA  
Executor: David M. Backenstoe,  
148 Main Street, Hellertown, PA  
18055  
Attorney: David M. Backenstoe,  
Esquire, 148 Main Street,  
Hellertown, PA 18055

**LUCKENBACH, TERRY F.**, dec'd.  
Late of 5460 Colony Drive, East  
Allen Township, Northampton  
County, PA  
Executrix: Sally Luckenbach c/o  
The Roth Law Firm, 537  
Chestnut Street, Emmaus, PA  
18049  
Attorneys: The Roth Law Firm,  
537 Chestnut Street, Emmaus,  
PA 18049

**MOLLOY, KEVIN T.**, dec'd.  
Late of Bethlehem, Northampton  
County, PA  
Executrix: Margaret Molloy c/o  
Gardner Law Office, 740 Main  
Street, Bethlehem, PA 18018  
Attorneys: Gardner Law Office,  
740 Main Street, Bethlehem, PA  
18018

**MURDOCH, CAROL MacDONALD**,  
dec'd.  
Late of Bethlehem, Northampton  
County, PA  
Executor: John B. Murdoch c/o  
Steven B. Molder, Esquire, 904  
Lehigh St., Easton, PA 18042  
Attorney: Steven B. Molder,  
Esquire, 904 Lehigh St., Easton,  
PA 18042

**NEMETH, ZOLTAN DENNIS**, dec'd.  
Late of Danielsville Township,  
Northampton County, PA  
Executrices: Denise L. Dries and  
Judy L. Kern c/o Rebecca M.

Young, Esquire and Lia K. Snyder, Esquire, Young & Young, 119 E. Main Street, Macungie, PA 18062

Attorneys: Rebecca M. Young, Esquire and Lia K. Snyder, Esquire, Young & Young, 119 E. Main Street, Macungie, PA 18062

**PARRY, MARGARET**, dec'd.

Late of Walnutport, Northampton County, PA

Executor: Larry C. Parry c/o John J. McGee, Esquire, P.O. Box 3298, Scranton, PA 18505  
Attorney: John J. McGee, Esquire, P.O. Box 3298, Scranton, PA 18505

**PETERS, RICHARD A.**, dec'd.

Late of Bethlehem, Northampton County, PA

Executor: Gregory S. Peters c/o Anylise C. Crouthamel, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460  
Attorneys: Anylise C. Crouthamel, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460

**SAGAZIO, PHILLIP A.**, dec'd.

Late of the Township of Forks, Northampton County, PA

Executor: Peter T. Belefant c/o Bruce S. Zero, Esquire, Powell Zero Mundy, 527 Linden Street, Scranton, PA 18503  
Attorneys: Bruce S. Zero, Esquire, Powell Zero Mundy, 527 Linden Street, Scranton, PA 18503

**WENNINGER, GLENDORA P.**, dec'd.

Late of the Borough of Pen Argyl, Northampton County, PA

Executor: Thomas W. Young c/o Joseph A. Corpora, III, Esquire, Sovereign Bank Building, 100 North Third Street, Suite 502, Easton, PA 18042-1869

Attorney: Joseph A. Corpora, III, Esquire, Sovereign Bank Building, 100 North Third Street, Suite 502, Easton, PA 18042-1869

**THIRD PUBLICATION**

**BOLT, JEANNETTE M.**, dec'd.

Late of Walnutport Borough, Northampton County, PA

Executrix: Donna L. McKenna c/o Joshua D. Shulman, Esquire, Shulman Law Office PC, 1935 Center Street, Northampton, PA 18067

Attorneys: Joshua D. Shulman, Esquire, Shulman Law Office PC, 1935 Center Street, Northampton, PA 18067

**BUSBY, GERARD**, dec'd.

Late of the Borough of Bath, Northampton County, PA

Administrator: Samuel Irving Sheps c/o Steven B. Molder, Esquire, 904 Lehigh St., Easton, PA 18042

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

**CSENCISITS, MARY L.**, dec'd.

Late of the Township of Upper Nazareth, Northampton County, PA

Executrix: Joanne Rita Collins 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

**CUMMINGS, VAN URIAH, JR.,**  
dec'd.

Late of the Township of Palmer,  
Northampton County, PA  
Administratrix: Shaleia N. Beal  
c/o Timothy C. Jones, Esquire,  
Bruno Law, P.O. Box 468,  
Easton, PA 18044-0468  
Attorneys: Timothy C. Jones,  
Esquire, Bruno Law, P.O. Box  
468, Easton, PA 18044-0468

**DUYKA, MARY,** dec'd.

Late of the 314 Spruce Street,  
Slatington, Northampton  
County, PA  
Executrix: Monica M. DeLong,  
314 Spruce Street, Walnutport,  
PA 18088  
Attorneys: Kim M. Gillen,  
Esquire, The Law Office of Kim  
M. Gillen, P.C., 613 Blakeslee  
Boulevard Dr. E., Suite 103,  
Leighton, PA 18235

**FALCONE, JOSEPH,** dec'd.

Late of Bangor, Northampton  
County, PA  
The Falcone Family Trust dtd.  
7/28/00  
Trustee: Michele Lane 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

**GOYANES, FRANCIS X., III,** dec'd.

Late of the Township of  
Bethlehem, Northampton  
County, PA  
Executrix: Jacquelyn D. Goyanes  
c/o Daniel E. Cohen, Attorney,  
Hof & Reid, LLC, 3101 Emrick  
Blvd., Suite 205, Bethlehem, PA  
18020  
Attorneys: Daniel E. Cohen,  
Attorney, Hof & Reid, LLC, 3101  
Emrick Blvd., Suite 205,  
Bethlehem, PA 18020

**GRIGGS, JOSEPHINE ANNE**  
**WRIGHT,** dec'd.

Late of Bethlehem, Northampton  
County, PA  
Executrix: Meredith Victoria  
Griggs-Keane c/o Sean B.  
Patton, Esquire, Schoffstall Elder  
Law, 2987 Corporate Court,  
Suite 200, Orefield, PA 18069  
Attorneys: Sean B. Patton,  
Esquire, Schoffstall Elder Law,  
2987 Corporate Court, Suite  
200, Orefield, PA 18069

**GRIS, JACQUELINE M.,** dec'd.

Late of the Township of  
Bethlehem, Northampton  
County, PA  
Executor: Robert M. Gris c/o  
Michael C. Deschler, Esquire,  
Shay, Santee, Kelhart & Deschler  
LLC, 44 E. Broad Street, Suite  
210, Bethlehem, PA 18018  
Attorneys: Michael C. Deschler,  
Esquire, Shay, Santee, Kelhart  
& Deschler LLC, 44 E. Broad  
Street, Suite 210, Bethlehem, PA  
18018

**HAHN, PEARL J.,** dec'd.

Late of the Township of Bushkill,  
Northampton County, PA  
Executrix: Alison L. Huber c/o  
Karl F. Longenbach, Esquire,  
425 W. Broad Street, Bethlehem,  
PA 18018  
Attorney: Karl F. Longenbach,  
Esquire, 425 W. Broad Street,  
Bethlehem, PA 18018

**HALL, PATRICIA A.,** dec'd.

Late of Hanover Twp., North-  
ampton County, PA  
The Lamar K. & Patricia A. Hall  
Trust dtd. 8/19/03  
Co-Trustees: Kenneth Hall and  
Keith Hall 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

**HARTIN, ELAINE M.,** dec'd.

Late of Nazareth, Northampton County, PA

Executor: Greg Andrew Hartin c/o Peter J. Gilbert, Esquire, HighPoint Law Offices, PC, 200 Highpoint Drive, #211, Chalfont, PA 18914

Attorneys: Peter J. Gilbert, Esquire, HighPoint Law Offices, PC, 200 Highpoint Drive, #211, Chalfont, PA 18914

**KALIMTZIS, ANASTASIA,** dec'd.

Late of Lower Saucon Township, Northampton County, PA

Executor: John Kalimtzis 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

**MOTZ, WALTER O.,** dec'd.

Late of 46 Inverness Lane, Easton, Northampton County, PA

Personal Representative: Ruth Joan Piedra c/o R. Nicholas Nanovic, Esquire, Gross McGinley, LLP, 33 South 7th Street, P.O. Box 4060, Allentown, PA 18105-4060

Attorneys: R. Nicholas Nanovic, Esquire, Gross McGinley, LLP, 33 South 7th Street, P.O. Box 4060, Allentown, PA 18105-4060

**WERHUN, ANTHONY THOMAS,** dec'd.

Late of 12 Creekview Court, Easton, Northampton County, PA

Personal Representative: Kay E. Werhun c/o Yekaterina Bacenet, Esquire, 33 South Seventh Street, P.O. Box 4060, Allentown, PA 18105-4060

Attorney: Yekaterina Bacenet, Esquire, 33 South Seventh Street, P.O. Box 4060, Allentown, PA 18105-4060

**IN THE COURT OF COMMON PLEAS OF NORTHAMPTON COUNTY, PENNSYLVANIA**

NOTICE OF ACTION IN MORTGAGE FORECLOSURE Finance of America Reverse LLC Plaintiff

v.

Charles W. Dawe, Jr., Known Surviving Heir of Charles W. Dawe, Sr., Linda Snook, Known Surviving Heir of Charles W. Dawe, Sr., Heather Dawe, Known Surviving Heir of Charles W. Dawe, Sr., and Unknown Surviving Heirs of Charles W. Dawe, Sr.

Defendants

**NO. C-48-CV-2022-7223**

TO: Unknown Surviving Heirs of Charles W. Dawe, Sr.

Premises subject to foreclosure: 120 Morrison Avenue, Easton, Pennsylvania 18042.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you. You should take this notice 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 information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

LAWYER REFERRAL SERVICE  
NORTHAMPTON COUNTY  
BAR ASSOCIATION  
P.O. Box 4733  
Easton, PA 18043-4733  
(610) 258-6333

McCABE, WEISBERG &  
CONWAY, LLC  
Attorneys for Plaintiff

123 S. Broad St.  
Ste. 1400  
Philadelphia, PA 19109  
(215) 790-1010

Nov. 24

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

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on DECEMBER 9, 2022, 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-2009-08210**

GMAC MORTGAGE LLC

vs.

AMPARO GAVIRIA, EDWIN A.  
GAVIRIA, RODOLFO GAVIRIA

**Property Address:**

1625 Ferry Street, Easton, PA  
18042

**UPI/Tax Parcel Number:**

L9SW2D/6/3/0837

ALL THAT CERTAIN lot or piece of land, together with the eastern half of the double brick dwelling erected thereon, situate in the First Ward of Wilson Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Rodolfo Gaviria, Amparo Gaviria and Edwin A. Gaviria by deed from Veronica E. Wenner, said deed recorded on February 20, 1995, in the Northampton County Recorder of Deeds Office in Book 1995-1 at page 014591.

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

**No. C-48-CV-2017-05598**

DEUTSCH LAND  
DEVELOPMENT LLC

vs.

WILLIAM J. SLOPIK  
i/t/a ALLENTOWN SEWING  
MACHINE OUTLET

**Property Address:**

803 Zucksville Road, Easton, PA  
18040

**UPI/Tax Parcel Number:**

K9/11/11A/0311

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

TITLE TO SAID PREMISES is vested in William J. Slopik and Diana Slopik, husband and wife, by deed from Albert W. Slopik and Madeline M. Slopik, husband and wife, said deed recorded on December 30, 1996, in the Northampton County Recorder of Deeds Office in Book 1996-1 at page 136262. The said Diana Slopik died on July 14, 2013, whereby title became vested solely in William J. Slopik.

THEREON BEING ERRECTED a two-story single residential dwelling with brick exterior, slate roof, attached two-car garage and in-ground swimming pool.

**No. C-48-CV-2018-06317**  
 WILSON AREA SCHOOL DISTRICT  
 vs.  
 WILSONPARK, LTD.

**Property Address:**  
 South 24th Street, Wilson, PA  
 18042

**UPI/Tax Parcel Number:**  
 L9/40/1A/0837

ALL THOSE THREE (3) CERTAIN tracts of land, together with all buildings and improvements thereon erected, situate in Wilson Borough, Northampton County, Pennsylvania, and being Tracts 2, 3 and 4 as shown on the Plan of Subdivision of Land of James River-Dixie/Northern, Inc., said plan prepared by East Penn Engineering Co., Inc., dated May 9, 1983, and recorded in Map Book 83 at page 109.

TITLE TO SAID PREMISES is vested in WilsonPark, Ltd., by deed recorded on September 10, 1984, in the Northampton County Recorder of Deeds Office in Book 670 at page 466.

THEREON BEING ERECTED a commercial warehouse building with brick and cement exterior, flat/shingle roof and approximately twenty-one (21) loading bays/garage doors.

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**No. C-48-CV-2018-07719**

BETHLEHEM AREA  
 SCHOOL DISTRICT  
 vs.

WALTER J. LEBEDUIK,  
 JOAN C. LEBEDUIK

**Property Address:**  
 811 Media Street, Bethlehem, PA  
 18017

**UPI/Tax Parcel Number:**  
 N6SE3B/18/16/0204

ALL THAT CERTAIN lot or piece of land situate on the northerly side of Media Street in the 15th Ward of Bethlehem City, Northampton

County, Pennsylvania, and designated as Lots No. 8 and No. 9, Block 2900, according to a certain Map or Plan entitled "The United States Housing Corporation of Pennsylvania for Project No. 24, Bethlehem, Pennsylvania," said Plan being recorded in Map Book 9 at page 12.

TITLE TO SAID PREMISES is vested in Walter J. Lebeduik and Joan C. Lebeduik by deed recorded on December 10, 1976, in the Northampton County Recorder of Deeds Office in Book 557 at page 175.

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

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**No. C-48-CV-2018-09045**

THE BANK OF NEW YORK  
 MELLON TRUST COMPANY NA  
 ET AL.

vs.

HOMER R. DANEY

**Property Address:**  
 510 Nazareth Pike, Nazareth, PA  
 18064

**UPI/Tax Parcel Number:**  
 K7SE4/3/2/0418

ALL THAT CERTAIN messuage or tenement and lot or piece of land situate on the public highway leading from Bethlehem to Nazareth in Lower Nazareth Township, Northampton County, Pennsylvania, known on plat or draft of "Fairview Terrace", recorded in Map Book 8 at page 43 as Lot No. 3.

TITLE TO SAID PREMISES is vested in Homer R. Daney by deed from Homer R. Daney, surviving tenant by the entireties, said deed recorded on December 19, 2014, in the Northampton County Recorder of Deeds Office in Book 2014-1 at page 223767.

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



**No. C-48-CV-2019-00134**

LAKEVIEW LOAN SERVICING, LLC  
vs.

ANASTASIA NETREBOV,  
MAKSIM NETREBOV

**Property Address:**

93 Appaloosa Court, Bangor, PA  
18013

**UPI/Tax Parcel Number:**

F9/17/29/0134

ALL THAT CERTAIN tract of land situated in Washington Township, Northampton County, Pennsylvania, recorded in Map Book 2002-5 at page 61.

TITLE TO SAID PREMISES is vested in Maksim Netrebov and Anastasia Netrebov by deed from Andres Medina, said deed recorded on June 22, 2018, in the Northampton County Recorder of Deeds Office in Book 2018-1 at page 128566.

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

**No. C-48-CV-2020-00512**

US BANK NATIONAL ASSOCIATION  
vs.

LEIGH A. MORSE,  
SIGMUND BATRUK

**Property Address:**

1980 River Road, Mount Bethel,  
PA 18343

**UPI/Tax Parcel Number:**

E12/5/6/0131

ALL THOSE CERTAIN tracts or parcels of land located in Upper Mount Bethel Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Leigh A. Morse and Sigmund Batruk, her husband, by deed from the Estate of Kathleen V. Pysher, deceased, said deed recorded on September 1, 2004, in the Northampton County Recorder of Deeds Office in Book 2004-1 at page 343988.

THEREON BEING ERECTED a two-story single residential dwelling with aluminum siding and shingle roof; also three out buildings.

**Property Address:**

River Road, Mount Bethel, PA  
18343

**UPI/Tax Parcel Number:**

E12/7/7/0131

TITLE TO SAID PREMISES is vested in Leigh A. Morse and Sigmund Batruk, her husband, by deed from the Estate of Kathleen V. Pysher, deceased, said deed recorded on September 1, 2004, in the Northampton County Recorder of Deeds Office in Book 2004-1 at page 343988.

THEREON BEING vacant land.

**Property Address:**

Sandy Shore Drive, Mount Bethel,  
PA 18343

**UPI/Tax Parcel Number:**

E12/7/7A/0131

TITLE TO SAID PREMISES is vested in Leigh A. Morse and Sigmund Batruk, her husband, by deed from the Estate of Kathleen V. Pysher, deceased, said deed recorded on September 1, 2004, in the Northampton County Recorder of Deeds Office in Book 2004-1 at page 343988.

THEREON BEING vacant land.

**Property Address:**

River Road, Mount Bethel, PA  
18343

**UPI/Tax Parcel Number:**

E12/6/1/0131

TITLE TO SAID PREMISES is vested in Leigh A. Morse and Sigmund Batruk, her husband, by deed from the Estate of Kathleen V. Pysher, deceased, said deed recorded on September 1, 2004, in the Northampton County Recorder of Deeds Office in Book 2004-1 at page 343988.

THEREON BEING vacant land.

**No. C-48-CV-2020-01175**  
WELLS FARGO BANK, N.A. ET AL.  
vs.

LAURA ANN MUHR, AS  
EXECUTRIX AND DEVISEE OF  
THE ESTATE OF  
SUZANNE C. MINNICH

**Property Address:**

2503 Cherryville Road, Northampton, PA 18067-1125

**UPI/Tax Parcel Number:**

L4NW4D/3/10/0522

ALL THAT CERTAIN message, tenement and lot or piece of ground situate on the northeast corner of Twenty-fifth Street and Cherryville Road in the First Ward of Northampton Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Thomas E. Minnich and Suzanne C. Minnich by deed from Grace M. Clauser, widow, said deed recorded on August 1, 1978, in the Northampton County Recorder of Deeds Office in Book 585 at page 884. And the said Thomas E. Minnich departed this life on or about July 13, 2015, thereby vesting title solely unto his wife, Suzanne C. Minnich. And the said Suzanne C. Minnich departed this life on or about March 28, 2018.

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

**No. C-48-CV-2020-08326**

AMERIHOM MORTGAGE  
COMPANY LLC

vs.

MICHELLE SIBILIA, KNOWN  
SURVIVING HEIR OF RONALD  
SIBILIA, HAILEY SIBILIA, KNOWN  
SURVIVING HEIR OF RONALD  
SIBILIA, ELLA SIBILIA, KNOWN  
SURVIVING HEIR OF RONALD  
SIBILIA, E.S. (A MINOR), KNOWN

SURVIVING HEIR OF RONALD  
SIBILIA, UNKNOWN SURVIVING  
HEIRS OF RONALD SIBILIA

**Property Address:**

61 North Liberty Street, Nazareth, PA 18064

**UPI/Tax Parcel Number:**

J8SW1/10A/5/0432

ALL THAT CERTAIN message or tenement and lot or piece of land situate at the southwesterly corner of East Chestnut and North Liberty Streets in Upper Nazareth Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Ronald Sibilias by deed from Thomas L. Ott and Frances E. Ott, said deed recorded on October 30, 2019, in the Northampton County Recorder of Deeds Office in Book 2019-1 at page 240199. The said Ronald Sibilias died on May 6, 2020, without a will or appointment of an administrator.

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

**No. C-48-CV-2021-03257**

BANGOR BOROUGH AUTHORITY  
vs.

JENNIFER MARIE BRUCE,  
DEVEN BRUCE

**Property Address:**

579 Grand Avenue, Bangor, PA 18013

**UPI/Tax Parcel Number:**

D9SE4C/5/9/0102

ALL THAT CERTAIN message, tenement, tract, parcel or piece of land lying and being in Bangor Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Jennifer Marie Bruce and Deven Bruce by deed from Claudia Rigione, said deed recorded on June

7, 2019, in the Northampton County Recorder of Deeds Office in Book 2019-1 at page 109154.

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

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**No. C-48-CV-2021-06619**

BETHLEHEM AREA  
SCHOOL DISTRICT

vs.

NANCY JEAN ELLIS

**Property Address:**

3251 Oakland Square Drive,  
Bethlehem, PA 18020

**UPI/Tax Parcel Number:**

M7SW2/13/51/0205

ALL THAT CERTAIN unit, designated as No. 51 and being a unit in the Oakland Square Condominium, situate in Bethlehem Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Nancy Jean Ellis by deed from Helen S. Zuk, said deed recorded on January 31, 2018, in the Northampton County Recorder of Deeds Office in Book 2018-1 at page 20230.

THEREON BEING ERECTED a two-story residential condominium unit with brick exterior, shingle roof and attached one-car garage.

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**No. C-48-CV-2021-09446**

U.S. BANK TRUST NATIONAL  
ASSOCIATION ET AL.

vs.

DENISE F. BURNLEY,  
JEFFREY L. BURNLEY

**Property Address:**

386 Manor Drive, Nazareth, PA  
18064

**UPI/Tax Parcel Number:**

L7/5/16-3/0418

ALL THAT CERTAIN lot or parcel of land, with the improvement thereon erected, situate on the easterly side

of Manor Drive in Lower Nazareth Township, Northampton County, Pennsylvania, and indicated as Lot No. 16 on the Subdivision Plan of Newburg Manor by Fishburn Realty, said plan recorded in Plan Book 34 at page 39.

TITLE TO SAID PREMISES is vested in Jeffrey L. Burnley and Denise F. Burnley by deed from Rick M. Abel, said deed recorded on February 4, 2003, in the Northampton County Recorder of Deeds Office in Book 2003-1 at page 42031. And the said Denise F. Burnley departed this life in July, 2022, whereby title became vested solely in Jeffrey L. Burnley.

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

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**No. C-48-CV-2022-00733**

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

vs.

SCOTT C. CAMERON,  
KELLEY I. CAMERON,  
UNITED STATES OF AMERICA

**Property Address:**

2408 Lawnherst Avenue, Easton,  
PA 18045

**UPI/Tax Parcel Number:**

L8SE2/27/2/0324

ALL THAT CERTAIN lot or piece of land, hereditaments and appurtenances situate on the south side of Lawnherst Avenue in Palmer Township, Northampton County, Pennsylvania, known and designated as Lots Nos. 13, 14, 15 and 16 (Division No. 1, Block D) on plan of subdivision of "Lawnherst" as laid out for Andrew L. Herster and Wilbur K. Herster by William M. Swartz, Registered Surveyor, which plan has been recorded in Map Book 12 at page 1.

TITLE TO SAID PREMISES is vested in Scott C. Cameron and Kelley I. Cameron by deed from Joan Louise Hutchison, said deed recorded on April 5, 2005, in the Northampton County Recorder of Deeds Office in Book 2005-1 at page 120864.

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

**No. C-48-CV-2022-01172**

PHH MORTGAGE CORPORATION  
vs.

JOHN HOMAY, JR., AS HEIR TO THE ESTATE OF JOHN C. HOMAY, SR. a/k/a JOHN C. HOMAY, DECEASED, BRIAN HOMAY, AS HEIR TO THE ESTATE OF JOHN C. HOMAY, SR. a/k/a JOHN C. HOMAY, DECEASED, CHRISTIAN HOMAY, AS HEIR TO THE ESTATE OF JOHN C. HOMAY, SR. a/k/a JOHN C. HOMAY, DECEASED, NANCY HOMAY, AS HEIR TO THE ESTATE OF JOHN C. HOMAY, SR. a/k/a JOHN C. HOMAY, DECEASED, UNKNOWN HEIRS TO THE ESTATE OF JOHN C. HOMAY, SR. a/k/a JOHN C. HOMAY, DECEASED

**Property Address:**

6289 Front Street, Bangor, PA 18013

**UPI/Tax Parcel Number:**

H10NW4/5/5/0317

ALL THOSE CERTAIN lots or tracts of land situate in Lower Mount Bethel Township, Northampton County, Pennsylvania, and being known and designated as Lots 619, 620, 621, 622, 623, 624, 625 and 626 on the plan of Hutchison Heights as recorded in Map Book 5 at page 14.

TITLE TO SAID PREMISES is vested in John C. Homay, Sr., by deed from James R. Pacenti and Elisa M.

Pacenti, said deed recorded on August 22, 2007, in the Northampton County Recorder of Deeds Office in Book 2007-1 at page 306481. And the said John C. Homay, Sr., departed this life on November 2, 2019.

THEREON BEING ERECTED a residential mobile home with aluminum exterior.

**No. C-48-CV-2022-02384**

LAKEVIEW LOAN SERVICING, LLC  
vs.

TERRENCE BILLMAN, GAIL KING

**Property Address:**

21 Edie Lane, Easton, PA 18045

**UPI/Tax Parcel Number:**

M8SE2/18/26/0324

ALL THAT CERTAIN lot or piece of ground situate in Palmer Township, Northampton County, Pennsylvania, being known as Lot No. 112 as shown on the Plan of "Wilden Acres", said map or plan being recorded in Map Book 12 at page 53.

TITLE TO SAID PREMISES is vested in Gail King and Terrence Billman by deed from Kimberly Kunsman, said deed recorded on April 12, 2016, in the Northampton County Recorder of Deeds Office in Book 2016-1 at page 67170.

THEREON BEING ERECTED a two-story single residential dwelling with shingle siding, shingle roof and attached one-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

Nov. 17, 24, Dec. 1