

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**BAJAN, SHIRLEY J.,** dec'd.

Late of the Borough of Nazareth, Northampton County, PA
Co-Administrators: Stephen Bajan; Randy Edward Bajan and Tamara A. Pilgermayer 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

CURTIS, JUDITH LEE, dec'd.

Late of Easton City, Northampton County, PA
Executrix: Dawn Kleintop c/o Steven D.W. Miller, Esquire, CELA, Miller Law Firm PC, 718 Poplar Street, Suite I, Lebanon, PA 17042
Attorneys: Steven D.W. Miller, Esquire, CELA, Miller Law Firm PC, 718 Poplar Street, Suite I, Lebanon, PA 17042

DEAN, VICKY O., dec'd.

Late of the Township of Palmer, Northampton County, PA
Administrator: Tyler J. Dean 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

MYERS, GRACE M., dec'd.

Late of the Township of Bethlehem, Northampton County, PA
Executor: Gerald Michael Yuknis c/o Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045
Attorneys: Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045

NEUBAUER, ELIZABETH JANE, dec'd.

Late of the Township of Forks, Northampton County, PA
Executrices: Adrienne Lynn Grier, 4715 Richmond Road, Easton, PA 18045 and Karen Elaine Fretz, 2916 Hay Terrace, Easton, PA 18045
Attorney: Victor E. Scomillio, Esquire, 1216 Linden Street, P.O. Box 1409, Bethlehem, PA 18016

REPSHER, JEAN J., dec'd.

Late of the Township of Moore, Northampton County, PA
Executor: Christopher S. Repsher c/o Richard H. Pepper, Esquire, 717 Washington Street, Easton, PA 18042

Attorney: Richard H. Pepper,
Esquire, 717 Washington Street,
Easton, PA 18042

SOST, CAMILLE D., dec'd.

Late of Wind Gap, Northampton
County, PA

Executrix: Cari Friend c/o Jeffrey
A. Durney, Esquire, Durney,
Worthington & Madden, LLC,
P.O. Box 536, Tannersville, PA
18372-0536

Attorneys: Jeffrey A. Durney,
Esquire, Durney, Worthington &
Madden, LLC, P.O. Box 536,
Tannersville, PA 18372-0536

STACKHOUSE, RICHARD J.,
dec'd.

Late of Wilson Borough, North-
ampton County, PA

Administrator: Kyle R.
Stackhouse 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

TASCHMAN, BARRY M., dec'd.

Late of the Borough of Bangor,
Northampton County, PA

Administrator: Robert G.
Taschman 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

TRAVIS, WARREN H., dec'd.

Late of Palmer Township, North-
ampton County, PA

Administrator: Richard S. Paul,
485 Memorial Highway,
Fleetwood, PA 19522

Attorneys: Jeffrey C. Karver,
Esquire, Boyd & Karver, 7 E.
Philadelphia Ave., Ste. 1,
Boyertown, PA 19512

VITALE, KELLY M., dec'd.

Late of Bethlehem, Northampton
County, PA

Administrator: Michael J. Vitale,
3805 Dartmouth Dr., Bethlehem,
PA 18020

Attorneys: Karl C. Helgerson,
Esquire, Fox Rothschild LLP,
2800 Kelly Road, Suite 200,
Warrington, PA 18976

VORON, DIANE P., dec'd.

Late of the City of Bethlehem,
Northampton County, PA

Executor: Robert John Voron
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

SECOND PUBLICATION

BOWMAN, CHARLES M., SR.,
dec'd.

Late of the Borough of Freemans-
burg, Northampton County, PA

Executor: Matthew S.
Dreisigmeyer, Sr. 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

CONDOSTA, LOIS ESTHER, dec'd.

Late of the Township of Hanover,
Northampton County, PA

Administrator: William R.
Condosta c/o Goudsouzian &
Associates, 2940 William Penn
Highway, Easton, PA 18045

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

DAVIS, SCOTT CRIS, dec'd.

Late of Forks Township, Northampton County, PA

Executrix: Monika Grasza, 1410 Church Lane, Easton, PA 18040

Attorneys: Brad M. Russo, Esquire, Russo Law Offices, LLC, 633 Belvidere Road, Phillipsburg, NJ 08865

ERKINGER, THOMAS J., JR., dec'd.

Late of the Township of Moore, Northampton County, PA

Executor: Thomas J. Erkinger, III 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

GENTILE, LEONA E., dec'd.

Late of Nazareth, Northampton County, PA

Personal Representative: Anthony Gentile c/o Robert B. Roth, Esquire, The Roth Law Firm, P.O. Box 4355, Allentown, PA 18105

Attorneys: Robert B. Roth, Esquire, The Roth Law Firm, P.O. Box 4355, Allentown, PA 18105

GOUGER, JUNE P., dec'd.

Late of Upper Mount Bethel Township, Northampton County, PA

Executrix: Virginia Lee Setsodi c/o William E. Hutcheson, III, Esquire, 91 Larry Holmes Drive, Suite 200, Easton, PA 18042

Attorney: William E. Hutcheson, III, Esquire, 91 Larry Holmes Drive, Suite 200, Easton, PA 18042

JONES, ROBERT WESLEY, dec'd.

Late of the Borough of Nazareth, Northampton County, PA

Executor: Todd Michael Powell 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

TELES, KEVIN J., dec'd.

Late of Hellertown, Northampton County, PA

Executrix: Colleen Marie Avia c/o Steven B. Molder, Esquire, 904 Lehigh St., Easton, PA 18042

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

THIRD PUBLICATION

ACQUAVIVA, JULIUS D., dec'd.

Late of the City of Easton, Northampton County, PA

Administratrix: Janice Anne Ardilla, 845 Cornwallis Drive, Easton, PA 18040

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

ALBERTI, JUDITH ARLENE a/k/a

JUDITH A. ALBERTI, dec'd.

Late of the Township of Lower Saucon, Northampton County, PA

Executrix: Barbara Ann Bogusz, 2279 Hague Drive, Frisco, TX 75033

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

BARTHOLOMEW, WILLIAM C.,

dec'd.

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

Executrix: Judith A. Wiersma 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

CHRISTIAN, CHRISTOPHER J.,

dec'd.

Late of the Borough of Hellertown, Northampton County, PA

Executrix: Curan Elizabeth Grant 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

DEISHER, EUGENE ROGER,

dec'd.

Late of the Borough of Hellertown, Delaware County, PA

Executrix: Olyvia Jo Deisher 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

FEKETE, MARYANN, dec'd.

Late of the Borough of Northampton, Northampton County, PA

Administratrix: Pamela L. Ott-Knappenberger, 5540 Roberts Road, Schnecksville, PA 18078-2721

FOX, MARY M., dec'd.

Late of the Borough of Bethlehem, Northampton County, PA

Co-Executors: Sharon Zurick, Richard Fox and Doreen Polak 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

HAUSMAN, ETHEL E., dec'd.

Late of Lehigh Township, Northampton County, PA

Executrix: Terry Lynn Hausman c/o Keith W. Strohl, Esquire, Steckel and Stopp LLC, 125 S. Walnut Street, Suite 210, Slatington, PA 18080

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

LEH, NANCY A., dec'd.

Late of the Township of Palmer, Northampton County, PA

Executrix: Ms. Karen Beth Stueber c/o Robert A. Nitchkey, Jr., Esquire, 5 North 16th Street, Suite 4, Easton, PA 18042

Attorney: Robert A. Nitchkey, Jr., Esquire, 5 North 16th Street, Suite 4, Easton, PA 18042

LEINDECKER, PAULINE E., dec'd.

Late of the Township of Lehigh, Northampton County, PA

Co-Executors: Robert Samuel Berger and Gerald C. Berger 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

MERTZ, WILLIAM B.J., dec'd.

Late of Lehigh Township, Northampton County, PA
Executor: Otto Peter Mertz, Jr.
Attorney: Daniel G. Dougherty, Esquire, 881 3rd St., Suite B-3, Whitehall, PA 18052

PENSYL, JOYCE J., dec'd.

Late of Upper Mt. Bethel Township, Northampton County, PA
Executor: Rodger L. Pensyl c/o Richard W. Shaffer, Jr., Esquire, Prokup & Swartz, 7736 Main Street, Fogelsville, PA 18051
Attorneys: Richard W. Shaffer, Jr., Esquire, Prokup & Swartz, 7736 Main Street, Fogelsville, PA 18051

REICHARD, JOHN J., dec'd.

Late of the Borough of Hellertown, Northampton County, PA
Co-Executors: Daniel Howard Reichard and Linda Mae Shroi 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

RUNDLE, GEORGE H., III, dec'd.

Late of the Township of Moore, Northampton County, PA
Administratrix: Regina C. Finkboon 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

RYBA, ROSEMARIE, dec'd.

Late of the Township of Bethlehem, Northampton County, PA
Executor: Randy Alan Sandt, 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

SILFIES, CLEO C., dec'd.

Late of Cherryville, Northampton County, PA
Executors: Jeffrey D. Silfies, Bernadette K. Silfies and Kathleen G. Gursky 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

SILSBEE, DOROTHY I., dec'd.

Late of the Township of Bethlehem, Northampton County, PA
Executrix: Cheryl A. McIntyre a/k/a Cheryl D. McIntyre 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

SMARZ, LUCY T., dec'd.

Late of the Borough of Nazareth, Northampton County, PA
Executrix: Carolyn A. Relyea c/o John E. Kotsatos, Esquire, 717 Washington Street, Easton, PA 18042
Attorney: John E. Kotsatos, Esquire, 717 Washington Street, Easton, PA 18042

SOLOSKY, ALBERT, dec'd.

Late of the Township of Lower Saucon, Northampton County, PA

Executor: Stephen Brian Solosky 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

STACKHOUSE, IRENE C., dec'd.

Late of Williams Township, Northampton County, PA

Executor: Ross Walter Stackhouse 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

STEFANEL, LESTER R., dec'd.

Late of Wind Gap, Northampton County, PA

Executor: Lesley A. Drasher, 844 S. 25th Street, Easton, PA 18042

VLASATY, KATHLEEN CAMILLE, dec'd.

Late of the City of Bethlehem, Northampton County, PA

Administrator: Robert Vlasaty 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

WALKER, GARY R., SR., dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executor: Gary Reese Walker, Jr. 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

WATERS, ALICE E., dec'd.

Late of Freemansburg, Northampton County, PA

Executrix: Kelliann Mills, 336 Roosevelt Street, Freemansburg, PA 18017

Attorney: Lee A. Conrad, Esquire, 3 North Main Street, Topton, PA 19562

WETZEL, DENNIS D., dec'd.

Late of Northampton, Northampton County, PA

Personal Representative: Mark B. Wetzel c/o Paul S. Frank, Esquire, One West Broad Street, Suite 700, Bethlehem, PA 18018

Attorney: Paul S. Frank, Esquire, One West Broad Street, Suite 700, Bethlehem, PA 18018

**COURT OF COMMON PLEAS
CIVIL DIVISION**

NORTHAMPTON COUNTY

Carrington Mortgage Services, LLC
PLAINTIFF

vs.

Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under

Roxanne J. Lanzillotti, Deceased;
Natasha Seiner, Known Heir of Roxanne J. Lanzillotti, Deceased;
Katarina Seiner, Known Heir of Roxanne J. Lanzillotti, Deceased;
and Amanda Seiner, Known Heir of Roxanne J. Lanzillotti, Deceased

DEFENDANTS

NO.: C-48-CV-2022-01452

NOTICE

To: the Defendants, Unknown Heirs,
Successors, Assigns and All
Persons, Firms or Associations
Claiming Right, title or Interest
From or Under Roxanne J.
Lanzillotti, Deceased

TAKE NOTICE THAT THE Plaintiff,
Carrington Mortgage Services, LLC
has filed an amended action Mortgage
Foreclosure, as captioned above.

IF YOU WISH TO DEFEND, YOU
MUST ENTER A WRITTEN APPEAR-
ANCE PERSONALLY OR BY
ATTORNEY AND FILE YOUR
DEFENSE OR OBJECTIONS 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.

Northampton Lawyer
Referral Center
P.O. Box 4733
Easton, PA 18043-4733

CHRISTOPHER A. DeNARDO,
ESQUIRE

PA I.D. NO. 78447

SAMANTHA GABLE, ESQUIRE

PA I.D. NO. 320695

STEVEN PALMER, ESQUIRE

PA I.D. NO. 334553

LESLIE J. RASE, ESQUIRE

PA I.D. NO. 58365

HEATHER RILOFF, ESQUIRE

PA I.D. NO. 309906

KEVIN T. TONCZYCZYN, ESQUIRE

PA I.D. NO. 332616

ELIZABETH L. WASSALL,

ESQUIRE

PA I.D. NO. 77788

LOGS LEGAL GROUP LLP

985 Old Eagle School Road
Suite 514

Wayne, PA 19087

Telephone: (610) 278-6800

e-mail: pahelp@logs.com

July 4

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

JAMES TILLMAN AND SHERRY
TILLMAN, INDIVIDUALLY AND AS
HUSBAND AND WIFE

Plaintiffs

vs.

JADE E. PSIHODA

Defendant(s)

NO. C-0048-CV-2024-2781

WRIT OF SUMMONS

TO: JADE E. PSIHODA

You are notified that JAMES
TILLMAN AND SHERRY TILLMAN,
INDIVIDUALLY AND AS HUSBAND
AND WIFE has (have) commenced an
action against you.

Date: April 3, 2024

Holly Ruggiero

Prothonotary

ISAAC A. HOF, ESQUIRE

Attorney for Plaintiffs

Crownpointe Corporate Center
3101 Emrick Blvd.
Suite 205
Bethlehem, PA 18020
Telephone No. (610) 268-8184

July 4

**IN THE COURT OF COMMON
PLEAS OF NORTHAMPTON
COUNTY, PENNSYLVANIA
CIVIL DIVISION—LAW**

JURY TRIAL DEMANDED
JAMES TILLMAN and SHERRY
TILLMAN, Individually and as
Husband and Wife

Plaintiffs

vs.

JADE E. PSIHODA
Defendant

NO. C48CV2024-02781
ORDER

AND NOW, this 12th day of June, 2024, upon consideration of Plaintiffs' Petition for Alternative Service and Affidavit of Good Faith, it is hereby ORDERED and DECREED that Plaintiffs are directed to effectuate original service of the reinstated Writ of Summons through posting by the Northampton County Sheriff's Department at the following address and also by publication in the Northampton County Reporter and Express Times.

Jade E. Psihoda
940 Tatamy Road, Apt. 2
Easton, PA 18045

BY THE COURT:

/s/ _____ J.

July 4

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

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on JULY 12, 2024, 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-2018-11240

LAKEVIEW LOAN SERVICING, LLC
vs.

MICHAEL EARL FREI,
TINALEE FREI

Property Address:

336 South 3rd Street, Bangor, PA
18013-2522

UPI/Tax Parcel Number:

E9NE4B/3/7/0102

ALL THAT CERTAIN message, tenement and lot or piece of ground situate on the westerly side of South 3rd Street in the Third Ward of Bangor Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Michael Earl Frei and Tinallee Frei, husband and wife, by deed from Mark Brown, said deed recorded on June 30, 2016, in the Northampton County Recorder of Deeds office in Book 2016-1 at page 132231.

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

No. C-48-CV-2019-08005

TIERNEY & TIERNEY ESQS.

vs.

JEFFREY YEARWOOD

Property Address:

3510 Margate Road, Bethlehem,
PA 18020

UPI/Tax Parcel Number:

M7NW2/3/14/0205

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

TITLE TO SAID PREMISES is vested in Jeffrey M. Yearwood by deed from Jeffrey M. Yearwood and Tammie L. Yearwood, husband and wife, said deed recorded on April 5, 2011, in the Northampton County Recorder of Deeds office in Book 2011-1 at page 073420.

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

No. C-48-CV-2019-11063

NATIONSTAR MORTGAGE, LLC
vs.

MICHAEL B. DETWEILER

Property Address:

711 Pardee Street, Easton, PA 18042

UPI/Tax Parcel Number:

L9NE2A/17/12/0310

ALL THAT CERTAIN message, tenement, lot or piece of land located in the Third Ward of Easton City, Northampton County, Pennsylvania, and being parts of lots 84 and 85 on map or plan of lots of Fitzgerald Speer Company.

TITLE TO SAID PREMISES is vested in Michael B. Detweiler by deed from Brenda K. Bly, widow, said deed recorded on January 19, 2001, in the Northampton County Recorder of Deeds office in Book 2001-1 at page 009755.

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

No. C-48-CV-2020-01806

MCLP ASSET COMPANY, INC.
vs.

ISHRAT FAKHRUDDIN

Property Address:

1179 Blair Road, Bethlehem, PA 18017

UPI/Tax Parcel Number:

N6/22/1-74/0214

ALL THAT CERTAIN tract or parcel of land situate in Hanover Township, Northampton County, Pennsylvania, and being Lot #74 in accordance with a boundary survey of Hanover Pointe by Keystone Consulting Engineers, Inc., recorded on September 14, 2004, in Map Book 2004-5 at page 580.

TITLE TO SAID PREMISES is vested in Ishrat Fakhruddin by deed from NVR, Inc., a Virginia corporation trading as Ryan Homes, said deed recorded on July 18, 2007, in the Northampton County Recorder of Deeds office in Book 2007-1 at page 263334.

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

No. C-48-CV-2023-00534

CARRINGTON MORTGAGE SERVICES, LLC

vs.

MILTON L. DIAZ, JR.,
UNITED STATES OF AMERICA

Property Address:

855 Washington Street, Walnutport, PA 18088

UPI/Tax Parcel Number:

J2SW4C/2/8/1033

ALL THAT CERTAIN message, tenement and lot of ground situated in Walnutport Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Milton L. Diaz, Jr., married, as sole owner, by deed from Damaris Vega, single, said deed recorded on October 22, 2008, in the Northampton County Recorder of Deeds office in Book 2008-1 at page 288330.

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

No. C-48-CV-2023-03427
TOWNES AT CEDAR PARK
CONDOMINIUM ASSOCIATION

vs.

ANGELIQUE RAFFAELE

Property Address:

130 Knollwood Dr., Easton, PA
18042

UPI/Tax Parcel Number:

M10/2/4-16/0836

ALL THAT CERTAIN unit in the property known, named and identified as Cedar Park, a condominium located in Williams Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Angelique Raffaele by deed from Michael Chido, said deed recorded on September 12, 2012, in the Northampton County Recorder of Deeds office in Book 2012-1 at page 216658.

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

No. C-48-CV-2023-03935
PLANET HOME LENDING, LLC

vs.

ELIZABETH GRUBE

Property Address:

25 North Warren Street, Easton,
PA 18042

UPI/Tax Parcel Number:

L9SE1A/10/16/0310

ALL THAT CERTAIN house and lot of land situated on the west side of North Warren Street in Easton City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Elizabeth Grube, sole owner, by deed from Dow Real Estate Investments, LLC, said deed recorded on June 22, 2022, in the Northampton County Recorder of Deeds office in Book 2022-1 at page 175277.

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

No. C-48-CV-2023-04050
UNIVEST BANK & TRUST CO.

vs.

SHANNON E. McNEIL a/k/a
SHANNON E. McNEILL

Property Address:

1116 Third Street, North Catasauqua, PA 18032

UPI/Tax Parcel Number:

M4SE4D/12/3/0923

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 Shannon E. McNeill by deed from Daniel T. McNeill and Jeanne M. McNeill, said deed recorded on November 3, 2016, in the Northampton County Recorder of Deeds office in Book 2016-1 at page 239944.

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

No. C-48-CV-2023-07347
BARCLAYS MORTGAGE
BARCLAYS MORTGAGE TRUST

2022-RPL1 ET AL.

vs.

CHRISTOPHER B. GAFFNEY,
MEREDITH D. GAFFNEY

Property Address:

214 North Schanck Avenue, Pen Argyl, PA 18072

UPI/Tax Parcel Number:

E8NE2A/21/10/0625

ALL THAT CERTAIN lot or piece of land, with the improvements thereon erected, situate in Pen Argyl Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Meredith D. Gaffney by deed from Christopher B. Gaffney and

Meredith D. Gaffney, husband and wife, said deed recorded on January 14, 2013, in the Northampton County Recorder of Deeds office in Book 2013-1 at page 012676. The said Christopher B. Gaffney departed this life intestate on or about April 23, 2023.

THEREON BEING ERECTED a three-story colonial-style half-double residential dwelling with wood siding, slate roof and detached one-car garage.

No. C-48-CV-2023-07479

TRUIST BANK f/k/a BRANCH
BANKING AND TRUST COMPANY

vs.

ROBERT L. WALPER, IV, GWEN L.
WALPER a/k/a GWEN L. HELMER

Property Address:

1223 Riverview Drive, Walnutport,
PA 18088-9119

UPI/Tax Parcel Number:

H2SW1/2/2/0516

ALL THAT CERTAIN lot or tract of land in Lehigh Township, Northampton County, Pennsylvania, designated as Lots 248 and 249 on Plan of Lots Neff and Fritzinger, said Plan made August 1918 by W. N. Boyer, Civil Engineer.

TITLE TO SAID PREMISES is vested in Robert L. Walper, IV, by deed from Robert L. Walper, IV, Executor of the Estate of Sharlene A. Walper, deceased, said deed recorded on August 31, 2015, in the Northampton County Recorder of Deeds office in Book 2015-1 at page 167706.

THEREON BEING ERECTED a two-story Cape Cod-style single residential dwelling with vinyl siding/brick exterior, shingle roof and detached two-car garage.

No. C-48-CV-2023-08882

DEUTSCHE BANK NATIONAL
TRUST COMPANY,
AS TRUSTEE ET AL.

vs.

MARK A. NICHOLAS,
SUZANNE M. 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 according to the map or plan entitled "Wagner Farm Development" as 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 044180.

THEREON BEING ERECTED a Cape Cod-style single residential dwelling with vinyl siding, 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.

RICHARD H. JOHNSTON
Sheriff

Northampton County,
Pennsylvania

DAVID J. CERAUL, ESQUIRE
Solicitor to the Sheriff

June 20, 27; July 4