

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**GIGLIOTTI, HELEN M.,** dec'd.

Late of the Township of Plainfield, Northampton County, PA
 Executrix: Jeanette B. Saltern
 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

HEINSOHN, CAROL B., dec'd.

Late of the Township of Upper Mount Bethel, Northampton County, PA
 Executor: Dale E. Heinsohn, 182 Five Points Richmond Road, Bangor, PA 18013
 Attorney: John L. Dewitsky, Jr., Esquire, 17 N. 6th St., Stroudsburg, PA 18360

HIGGINS, SHARON A., dec'd.

Late of the Township of Plainfield, Northampton County, PA
 Executrix: Sandra Lee Hunara
 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

HILL, MARY JOANNE a/k/a MARY JO HILL a/k/a MARY JOANN HILL, dec'd.

Late of Bethlehem, Northampton County, PA

Executor: Richard T. Miller, II
 c/o John R.K. Solt, Esquire, John R.K. Solt, P.C., 2045 Westgate Drive, Suite 404B, Bethlehem, PA 18017

Attorneys: John R.K. Solt, Esquire, John R.K. Solt, P.C., 2045 Westgate Drive, Suite 404B, Bethlehem, PA 18017

JUDD, BARBARA E., dec'd.

Late of Bethlehem, Northampton County, PA

Executor: Robin L. Secara c/o Larry R. Roth, Esquire, The Roth Law Firm, 123 N. 5th St., Allentown, PA 18102

Attorneys: Larry R. Roth, Esquire, The Roth Law Firm, 123 N. 5th St., Allentown, PA 18102

KAISER, JANET L., dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executors: Jeffrey John Kaiser, 1250 North Boulevard, Bethlehem, PA 18017 and Jennifer L. Yeakel, 3289 Glase Road, Danielsville, PA 18038

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

KNAPPENBERGER, SHIRLEY M.A., dec'd.

Late of Northampton Borough, Northampton County, PA

Executor: Glenn W. Knappenberger 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

LEACHTENAUER, ANN G., dec'd.

Late of Easton, Northampton County, PA

Executor: Andrew M. Daniloff c/o Seth T. Mosebey, Esquire, Martson Law Offices, 10 East High Street, Carlisle, PA 17013

Attorneys: Seth T. Mosebey, Esquire, Martson Law Offices, 10 East High Street, Carlisle, PA 17013

MACZURA, LOUISE E., dec'd.

Late of 650 Northampton Street, Hellertown, Northampton County, PA

Executrix: Angeline J. Andrasek c/o James W. Hill, Esquire, Hill Law Offices, P.C., 3141 Main Street, P.O. Box 197, Springtown, PA 18081-0197

Attorneys: James W. Hill, Esquire, Hill Law Offices, P.C., 3141 Main Street, P.O. Box 197, Springtown, PA 18081-0197

MARTINEZ, JOANNE, dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executrix: Megan L. Martinez 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

MEYER, BERENICE V., dec'd.

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

Executrix: Mary Margaret Krause 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

NONNEMACHER, FRANCES F., dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Executrix: Karen Ann Andreadis c/o Vivian I. Zumas, Esquire, 742 Main Street, Bethlehem, PA 18018

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

RINEK, DOROTHY LEONARD, dec'd.

Late of the City of Easton, Northampton County, PA

Trustee: Louise Ann Natishyn 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

RUGGIERO, GINA A., dec'd.

Late of Roseto Borough, Northampton County, PA

The Lawrence A. Ruggiero and Gina A. Ruggiero Revocable Living Trust Agreement dated June 4, 2001

Trustees: Mary Louise Salzarulo and Laurie Ruggiero c/o Karen L. Wolfe, Esquire, Commons &

Commons, LLP, 6377 Germantown Ave., Philadelphia, PA 19144

Attorneys: Karen L. Wolfe, Esquire, Commons & Commons, LLP, 6377 Germantown Ave., Philadelphia, PA 19144

STAPLES, KAREN L., dec'd.

Late of Upper Mount Bethel Township, Northampton County, PA

Executor: Zackary Sean Staples c/o Thomas L. Walters, Esquire, Lewis and Walters, 46 S. 4th Street, Easton, PA 18042

Attorneys: Thomas L. Walters, Esquire, Lewis and Walters, 46 South Fourth Street, Easton, PA 18042

TONETTI, MICHAEL F., dec'd.

Late of Northampton, Northampton County, PA

Executrix: Lori Fields Tonetti, 1626 Best Place, Bethlehem, PA 18017

TUTKO, ELAINE A., dec'd.

Late of Bethlehem Township, Northampton County, PA

Executrix: Catherine A. Baran c/o Joseph P. Yannuzzi, Esquire, 211 W. Broad Street, Bethlehem, PA 18018-5517

Attorney: Joseph P. Yannuzzi, Esquire, 211 W. Broad Street, Bethlehem, PA 18018-5517

SECOND 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

THIRD 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, North-
ampton 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

FICTITIOUS NAME

REGISTRATION NOTICES

NOTICE IS HEREBY GIVEN that
an Application for Registration of
Fictitious Name was filed in the
Department of State of the Common-
wealth of Pennsylvania on October
25, 2022 for:

BRAND NEW DAY COACHING

at: 1481 Saucon Meadow Ct.,
Bethlehem, PA 18015. The name and
address of the individual interested
in the business are Kelly A. Wood at
1481 Saucon Meadow Ct., Bethlehem,
PA 18015 in Northampton County.
This was filed in accordance with 54
Pa. C.S. 311.417.

Apr. 20

NOTICE IS HEREBY GIVEN that
an Application for Registration of
Fictitious Name was filed in the
Department of State of the Common-
wealth of Pennsylvania on January
31, 2023, for:

BUSCHI HOME MECHANICAL

at: 3978 Kreidersville Rd., Northampton, PA 18067. The name and address of the individual interested in the business are Nathan Lee Buschi at 3978 Kreidersville Rd., Northampton, PA 18067 in Northampton County. This was filed in accordance with 54 Pa. C.S. 311.417.

Apr. 20

CORPORATE FICTITIOUS NAME REGISTRATION NOTICES

NOTICE IS HEREBY GIVEN pursuant to the provisions of 54 Pa. C.S. §311, as amended, of intention to file, or the filing of, in the Office of the Secretary of State 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:

EARTHWISE PET EASTON

with its principal place of business at: 4727 Freemansburg Avenue, Easton, PA 18045-5529.

The name and address of the entity owning or interested in said business are: Augusta Hogan LLC, 3738 Buckwampum Road, Riegelsville, PA 18077.

JEANMARIE WOLF, ESQUIRE
DAVISON & McCARTHY, P.C.

645 Hamilton Street
Suite 510
Allentown, PA 18101

Apr. 20

NOTICE IS HEREBY GIVEN, pursuant to the provisions of Act 295 of 1982 of intention to file, or the filing of, in the Office of the Secretary of the Commonwealth, at Harrisburg, Pennsylvania, a certificate for the conduct of a business in Pennsylvania, under the assumed or fictitious name, style or designation of:

**SHERRY ACEVEDO
NATURE PHOTOGRAPHY**

with its principal place of business at: 3 North Lehigh Avenue, Wind Gap, Pennsylvania 18091.

The name of the entity owning or interested in the said business is: Sherry Acevedo Nature Photography, LLC.

JAMES L. BROUGHAL, ESQUIRE
BROUGHAL & DeVITO, L.L.P.

38 West Market Street
Bethlehem, PA 18018

Apr. 20

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on April 11, 2023, the Petition of Iuliia Mamedova was filed in the Northampton County Court of Common Pleas at No. C-48-CV-2023-2262, seeking to change the name of the Petitioner from Iuliia Mamedova to Julia Vaskis.

The Court has fixed Monday, June 5, 2023, at 9:00 a.m., in Courtroom #4 at the Northampton County Courthouse as the date for the 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. 20

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

JURY TRIAL DEMANDED
ROBIN R. LUCKY

Plaintiff

vs.

BESMIR RUGOVA and L&M
European Minimarket, LLC
Defendants

NO. 2022-C-5720

NOTICE

NATURE OF THE ACTION:
Personal Injury Negligence Action.

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 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 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

Apr. 20

**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 message 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 Northamp-

ton 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 residential 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 ERRECTED 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 ERRECTED 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 ERRECTED 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.

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

SEEKING ASSOCIATE ATTORNEY

Shulman Law Office PC, a Lehigh Valley law firm, is accepting applications for an associate attorney to work primarily, but not exclusively, in the areas of estate administration and planning, real estate, and business law. Experience in these areas is not mandatory, but an interest and ability to learn them is required. Applicants must be admitted to practice in Pennsylvania. Interested individuals should submit a cover letter, resume, and references to:

josh@shulmanlawoffice.com

or mail to:

1935 Center Street, Northampton, PA 18067.

Apr. 20, 27