

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**BAKER, BERNADETTE MARY,**
dec'd.

Late of the Borough of Portland,
Northampton County, PA

Co-Administrators: Dawn Marie
Boschetto and Bernard T. Selvey,
III c/o Goudsouzian & Associates,
2940 William Penn Highway,
Easton, PA 18045

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

**CATTELL, ANTHONY A. a/k/a
TONY CATTELL a/k/a TONY
A. CATTELL a/k/a ANTHONY
CATTELL,** dec'd.

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

Executor: Stuart A. Cattell c/o
Robert A. Pinel, Esquire, Law
Offices of Robert A. Pinel, LLC,
1502 Center Street, Suite 201,
Bethlehem, PA 18018

Attorneys: Robert A. Pinel,
Esquire, Law Offices of Robert A.
Pinel, LLC, 1502 Center Street,
Suite 201, Bethlehem, PA 18018

LANDER, DOLORES J., dec'd.

Late of Hellertown, Northampton
County, PA

Executor: Douglas R. Lander c/o
Goudsouzian & Associates, 2940
William Penn Highway, Easton,
PA 18045

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

MACK, DONALD W., JR., dec'd.

Late of the Borough of Free-
mansburg, Northampton
County, PA

Administrator: Dale Allen Mack
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

MESSINGER, MARION S., dec'd.

Late of Nazareth, Northampton
County, PA

Revocable Trust of Marion S.
Messinger

Executor and Trustee: Frederick
R. Curcio, Sr. 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

PUGLIESE, JOSEPH G., SR.,
dec'd.

Late of the Township of Palmer,
Northampton County, PA

Co-Executors: Joseph G. Pugliese, Jr. and Ralph James Pugliese 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

RACE, LORRAINE C., dec'd.

Late of Palmer Township, Northampton County, PA
Executor: Michael Andrew Race 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

RUMBOLD, JOHN W., dec'd.

Late of Washington Township, Northampton County, PA
Executor: Jeffrey Wayne Rumbold, 2272 Ackermanville Road, Bangor, PA 18013
Attorneys: Ronold J. Karasek, Esquire, Karasek Law Offices, LLC, 641 Market Street, Bangor, PA 18013

SCHWEITZER, ANNE M., dec'd.

Late of the Township of Moore, Northampton County, PA
Executrix: Deborah Dixon Lack, 255 Hatch Gravel Rd., Bath, PA 18014
Attorneys: Daniel G. Spengler, Esquire, Spengler Brown Law Offices, 110 East Main Street, Bath, PA 18014

STECK, MARGARET M., dec'd.

Late of Bethlehem, Northampton County, PA
Executrix: Catherine R. Hayduk 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

TORBA, BARBARA ANN, dec'd.

Late of Lower Saucon Township, Northampton County, PA
Executor: Walter C. Torba, Jr. c/o T. Benjamin Traud, Esquire, Traud Law Offices, 3055 College Heights Blvd., Ste. 2A, Allentown, PA 18104
Attorneys: T. Benjamin Traud, Esquire, Traud Law Offices, 3055 College Heights Blvd., Ste. 2A, Allentown, PA 18104

SECOND PUBLICATION

CENSULLO, BARBARA A., dec'd.

Late of Wilson Borough, Northampton County, PA
Co-Executrices: Debra A. Hunsberger and Cathy Ann Geklinsky c/o Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045-5227
Attorneys: Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045-5227

DERBENWICK, REBECCA JANE, dec'd.

Late of the City of Bethlehem, Northampton County, PA
Trust of Rebecca Jane Derbenwick Revocable Trust
Trustee: Craig S. Derbenwick 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

DONEY, BETTE ALLEN, dec'd.

Late of the Township of Forks, Northampton County, PA
 Executrix: Alison Doney Jones 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

ERDOSY, WANDA B., dec'd.

Late of Walnutport, Northampton County, PA
 Executrix: Alexis Susan Saylor 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

FOSS, SCOTT MICHAEL, dec'd.

Late of the Township of Lower Mount Bethel, Northampton County, PA

Executrix: Sally A. Murgia c/o Theresa Hogan, Esquire, 340 Spring Garden Street, Easton, PA 18042

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

HOANZL, SAMUEL J., dec'd.

Late of Walnutport, Northampton County, PA

Executrix: Faye R. Hoanzl c/o Tracey A. Shreve, Esquire, The

Roth Law Firm, P.O. Box 4355, Allentown, PA 18105

Attorneys: Tracey A. Shreve, Esquire, The Roth Law Firm, P.O. Box 4355, Allentown, PA 18105

SIPPLE, JANET ASKEW a/k/a JANET ELSPETH ASKEW SIPPLE, dec'd.

Late of Hanover Township, Northampton County, PA
 Executrix: Elspeth Marie Sipple c/o Vivian I. Zumas, Esquire, 742 Main Street, Bethlehem, PA 18018

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

STEINSIECK, MARIE B., dec'd.

Late of the Borough of Nazareth, Northampton County, PA
 The Marie B. Steinsieck Revocable Trust

Co-Trustees: Carol Brown-Altuna c/o Peters, Moritz, Peischl, Zulick, Landes & Brienza, LLP, 1 South Main Street, Nazareth, PA 18064 and Ledyard National Bank N.A., 2 Maple Street, Hanover, NH 03755

Attorneys: Peters, Moritz, Peischl, Zulick, Landes & Brienza, LLP, 1 South Main Street, Nazareth, PA 18064

STEPHENS, KEITH A., dec'd.

Late of Lower Nazareth Township, Northampton County, PA

Executrix: Vicki Lynn Stephens 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

THIRD PUBLICATION**BLASKO, AGNES F.,** dec'd.

Late of the Township of Moore,
Northampton County, PA
Executor: Michael F. Blasko 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

BOETTINGER, JODY W., dec'd.

Late of the Borough of Bangor,
Northampton County, PA
Co-Administrators: Frederick E.
Boettinger and Patty Ann
Aunchman 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

BROWN, DEVIN SAMUEL, dec'd.

Late of Bethlehem City, North-
ampton County, PA
Administratrix: Denise Velez c/o
Kristen L. Behrens, Esquire,
Dilworth Paxson LLP, 1500
Market St., Ste. 3500E, Phil-
adelphia, PA 19102
Attorneys: Kristen L. Behrens,
Esquire, Dilworth Paxson LLP,
1500 Market St., Ste. 3500E,
Philadelphia, PA 19102

GILLINGHAM, MILDRED JEAN,
dec'd.

Late of Forks Township, North-
ampton County, PA
Executrix: Iva Mae Morrison c/o
Steven B. Molder, Esquire, 904
Lehigh St., Easton, PA 18042
Attorney: Steven B. Molder,
Esquire, 904 Lehigh St., Easton,
PA 18042

GRANGER, LORETTA A., dec'd.

Late of Bethlehem Township,
Northampton County, PA
Executrix: Janet Smith Thayer
Attorneys: Richard W. Shaffer,
Jr., Esquire, Prokup & Swartz,
7736 Main Street, Fogelsville, PA
18051

KLINE, FREDERICK E., dec'd.

Late of the Township of Palmer,
Northampton County, PA
Executrix: Kathleen Ann
MacDonald 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

**KRAJEWSKI-FEULA, BARBARA
J.,** dec'd.

Late of the Borough of Nazareth,
Northampton County, PA
Co-Executors: Peter Bruno and
Tina Marie Grose 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

LITTLE, BRENDA, dec'd.

Late of the City of Bethlehem,
Northampton County, PA
Administrator: James Willie
Little, 1447 Geissinger Street,
Bethlehem, PA 18018
Attorneys: Jason R. Costanzo,
Esquire, ARM Lawyers, 115 E.
Broad Street, Bethlehem, PA
18018

LONCAR, EVELYN E., dec'd.
 Late of Bethlehem, Northampton County, PA
 Executrix: Patricia L. Loncar-Bassler c/o Michael E. Riskin, Esquire, 18 E. Market Street, Bethlehem, PA 18018
 Attorney: Michael E. Riskin, Esquire, 18 E. Market Street, Bethlehem, PA 18018

PALLANTE, HAZEL, dec'd.
 Late of the Borough of Bath, Northampton County, PA
 Executor: James Dominick Pallante, Sr. 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

RUCH, DOLORES E., dec'd.
 Late of the Borough of Walnutport, Northampton County, PA
 Executor: Harold C. Greene 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

RUCH, PHYLLIS J., dec'd.
 Late of the Township of Washington, Northampton County, PA
 Administratrix: Rebecca Lynne Turner 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

WITMER, HERBERT R., dec'd.
 Late of the Township of Lower Saucon, Northampton County, PA

Executor: Steven H. Witmer 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

YOUNG, SUSAN L., dec'd.
 Late of Allen Township, Northampton County, PA
 Executor: Mark William Smith 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

CORPORATE FICTITIOUS NAME REGISTRATION NOTICE

NOTICE IS HEREBY GIVEN, pursuant to the provisions of Act of Assembly, No. 295, effective March 16, 1983, of the filing in the office of the Dept. of State, of the Commonwealth of PA, at Harrisburg, PA for an Application for the conduct of business in Northampton County, PA, under the assumed or fictitious name, style or designation of:

WALE APPARATUS

with a principal place of business at: 400 Front St., Hellertown, PA 18055. The name and address of the entity interested in said business are BVAR, LLC, 1605 W. Hill Ln., Jamison, PA 18929.

ANTHEIL, MASLOW & MacMINN, LLP

131 W. State St.
 Doylestown, PA 18901

May 2

**COURT OF COMMON PLEAS
NORTHAMPTON COUNTY
CIVIL DIVISION**

**NOTICE OF SHERIFF'S SALE OF
REAL PROPERTY**

Mortgage Assets Management, LLC
PLAINTIFF

vs.

Laura Farris-Gilbert, known Heir of
John R. Seifert, deceased and Jill
Holod, known Heir of John R.
Seifert, deceased and Unknown
Heirs, Successors, Assigns and All
Persons, Firms or Associations
Claiming Right, Title or Interest
from or under John R. Seifert,
deceased

DEFENDANTS

NO.: C-48-CV-2023-07657

TO: Unknown Heirs, Successors,
Assigns and All Persons, Firms or
Associations Claiming Right, Title
or Interest from or under John R.
Seifert, deceased, 71 El Reno
Avenue, Nazareth, PA 18064

Your house (real estate) at: 71 El
Reno Avenue, Nazareth, PA 18064,
J8SW1 12 9 0432 is scheduled to be
sold at Sheriff's Sale at Northampton
County Courthouse, 669 Washington
Street, Easton, PA 18042 on June 7,
2024 at 10:00 A.M. to enforce the
court judgment of \$224,894.08
obtained by Mortgage Assets Manage-
ment, LLC against you.

**NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT
THIS SHERIFF'S SALE**

To prevent this Sheriff's Sale you
must take immediate action:

1. The sale will be cancelled if you
pay back to Mortgage Assets Manage-
ment, LLC the amount of the
judgment plus costs or the back
payments, late charges, costs, and
reasonable attorneys fees due. To find
out how much you must pay, you
may call: (610) 278-6800.

PLEASE NOTE a Schedule of
Distribution will be filed by the Sheriff
on a date specified by the Sheriff not
later than thirty (30) days after sale.
Distribution will be made in accor-
dance with the schedule unless
exceptions are filed thereto within 20
days after the filing of the schedule.

May 2

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

IN THE MATTER OF
GREGORY R. REED
(ATTORNEY REGISTRATION
NO. 21450)

NO. 2278 OF 2021

NOTICE

Pursuant to an order entered April
6, 2021, Keri A. Schantz, Esquire,
was appointed as Conservator for
Gregory R. Reed, Esquire, who passed
away on January 25, 2021. By order
entered April 9, 2024, Keri A. Schantz,
Esquire has been discharged as
Conservator for Gregory R. Reed,
Esquire. The files of Gregory R. Reed
that include original wills or other
original documents have been trans-
ferred to the Northampton County
Bar Association for safekeeping and
release upon request of the clients or
their authorized representatives.

KERI A. SCHANTZ, ESQUIRE
P.O. Box 413
East Texas, PA 18046-0413
(610) 216-9353

Apr. 25; May 2

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

The following real estate will be
sold by the Sheriff of Northamp-
ton County, Pennsylvania, on MAY
10, 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-2018-09045

BANK OF NEW YORK MELLON TRUST COMPANY, N.A. f/k/a BANK OF NEW YORK TRUST COMPANY, N.A. 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 message and 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 as Lot No. 3 on Plat or Draft of "Fairview Terrace" as recorded at Easton, PA, in Map Book 8, page 43.

TITLE TO SAID PREMISES is vested in Homer R. Daney by deed from Homer R. Daney, surviving tenant by the entirety, 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 bi-level single residential dwelling with vinyl siding and shingle roof.

No. C-48-CV-2019-04319

M&T BANK

vs.

DENNIS FITZGERALD,
ALMA R. FITZGERALD

Property Address:

42 Market Street, Bangor, PA 18013

UPI/Tax Parcel Number:

E9NE2D/6/4/0102

ALL THAT CERTAIN message, tenement, tract, parcel, piece or lot of ground situate in Bangor Borough, Northampton County, Pennsylvania.

THEREON BEING ERECTED a two-story commercial storefront and residential apartment building with brick and stucco façade and flat roof.

Property Address:

50 Market Street a/k/a 50-52 Market Street, Bangor, PA 18013

UPI/Tax Parcel Number:

E9NE2D/6/3/0102

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

THEREON BEING ERECTED a two-story commercial storefront and residential apartment building with brick façade and shingle roof.

TITLE TO BOTH PARCELS is vested in Dennis Fitzgerald and Alma R. Fitzgerald by deed from Donald Griesmann and Sharon Griesmann, said deed recorded on November 1, 2005, in the Northampton County Recorder of Deeds office in Book 2005-1 at page 432333.

No. C-48-CV-2020-01733

AJAX MORTGAGE LOAN TRUST 2021-G, MORTGAGE-BACKED SECURITIES, SERIES 2021-G ET AL.

vs.

ELEUTERIA GOMEZ, FANY GOMEZ, HARRISON ZUNIGA

Property Address:

9 Yellow Rose Lane, Easton, PA 18045

UPI/Tax Parcel Number:

M9/3/1A-2-96/0324

ALL THAT CERTAIN parcel of ground situate in Palmer Township, Northampton County, Pennsylvania, bounded and described in the Declaration of Woodridge Falls Townhouse Planned Community as recorded September 28, 2010, in Deed Book 2010-1 at page 194880.

TITLE TO SAID PREMISES is vested in Harrison Zuniga and Fany Gomez, husband and wife, and Eleuteria Gomez, unmarried, as joint tenants with full right of survivorship, by deed from NVR, Inc., trading as Ryan Homes, said deed recorded on July 7, 2014, in the Northampton County Recorder of Deeds office in Book 2014-1 page 110714.

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

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 situate in Palmer Township, Northampton County, Pennsylvania, and being Lots 10, 11, 12 and 13 as laid down on a plan or map of Treadwell Terrace made by A. D. Chidsey, Jr., Civil Engineer, said plan or map recorded in Map Book 4 at page 22.

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 vinyl siding/brick exterior, slate roof and detached one-car garage.

No. C-48-CV-2022-04969

SANTANDER BANK, N.A.

vs.

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MICHAEL MEE, DECEASED

Property Address:

1331 Stones Throw Road,
Bethlehem, PA 18015

UPI/Tax Parcel Number:

Q6SW3/1/9/0719

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

TITLE TO SAID PREMISES is vested in Michael Mee by deed from Mary Kaiser, said deed recorded on August 17, 2000, in the Northampton County Recorder of Deeds office in Book 2000-1 at page 106419. The said Michael Mee departed this life on or about June 2, 2021.

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

No. C-48-CV-2022-07541

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

vs.

DANIEL LUCAS, SR., JULIA LUCAS

Property Address:

639 South Main Street, Bangor,
PA 18013

UPI/Tax Parcel Number:

E9NE3D/4/23/0102

ALL THAT CERTAIN messuage, tenement, tract or piece of land situate in Bangor Borough, Northampton County, Pennsylvania.

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

Property Address:

South Main Street, Bangor, PA 18013

UPI/Tax Parcel Number:

E9NE3D/4/22/0102

ALL THAT CERTAIN message, tenement, tract or piece of land situate in Bangor Borough, Northampton County, Pennsylvania.

THEREON BEING vacant land.

TITLES TO BOTH PARCELS are vested in Daniel Lucas, Sr., and Julia Lucas, husband and wife, by deed from Kenneth F. Pena a/k/a Kenneth S. Pena, and Shannon Pena, said deed recorded on October 1, 2001, in the Northampton County Recorder of Deeds office in Book 2001-1 at page 201463.

No. C-48-CV-2023-00207

NEWREZ, LLC d/b/a SHELLPOINT MORTGAGE SERVICING

vs.

HARRY FERNANDEZ-VAZQUEZ, LUZ M. FERNANDEZ

Property Address:

657 Lamb Street, Bethlehem, PA 18015

UPI/Tax Parcel Number:

P6SE2D/15/28/0204

ALL THAT CERTAIN lot or piece of land, with the message or tenement thereon erected, situate in Bethlehem City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Harry Fernandez-Vazquez and Luz M. Fernandez by deed from Fernando Torres and Rosa E. Torres, said deed recorded on August 28, 2018, in the Northampton County Recorder of Deeds office in Book 2018-1 at page 184358.

THEREON BEING ERECTED a two-story residential row home with vinyl siding/brick exterior and flat roof.

No. C-48-CV-2023-00688

TOWD POINT MORTGAGE TRUST 2020-4

vs.

JAMES A. BARAN

Property Address:

1625 6th Street, Bethlehem, PA 18020

UPI/Tax Parcel Number:

N7SE1/4/8/0205

ALL THAT CERTAIN message, tenement and lot or piece of land situate in Bethlehem Township, Northampton County, Pennsylvania, designated as Lots Nos. 36, 37 and 38, Block 18, on Plan of Lots of Prospect Heights, which said plan is recorded in Map Book 3 at page 16.

TITLE TO SAID PREMISES is vested in James A. Baran by deed from James A. Baran and Jaime M. Baran, said deed recorded on December 27, 2007, in the Northampton County Recorder of Deeds office in Book 2007-1 at page 456385.

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

No. C-48-CV-2023-01039

BANK OF NEW YORK MELLON TRUST COMPANY, N.A., AS TRUSTEE ET AL.

vs.

FLORENCE R. HUNTER

Property Address:

255 Berger Road, Glendon, PA 18042

UPI/Tax Parcel Number:

M9/21/16H/0813

ALL THAT CERTAIN piece, parcel or tract of land situate in Glendon Borough, Northampton County, Pennsylvania, known as Lot No. 1 of the Subdivision of lands of Charles Sigety as recorded in Map Book 86 at page 394.

TITLE TO SAID PREMISES is vested in Chares W. Hunter and Florence R. Hunter, his wife, by deed from David L. Evans (married) and Joy A. Evans (married), said deed recorded on October 4, 1990, in the Northampton County Recorder of Deeds office in Book 813 at page 99. The said Charles W. Hunter passed away on or about December 23, 2020, thereby vesting title solely unto Florence R. Hunter by operation of law.

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

No. C-48-CV-2023-01987

PHH MORTGAGE CORPORATION

vs.

NANCY BERNER,

KNOWN SURVIVING HEIR OF
MARGARET KRATZER, CHARLES
KRATZER, III, KNOWN SURVIVING
HEIR OF MARGARET KRATZER,
UNKNOWN SURVIVING HEIR OF
MARAGRET KRATZER,
MARGARET COLARUSSO, KNOWN
SURVIVING HEIR OF MARGARET
KRATZER, ELIZABETH REPH,
KNOWN SURVIVING HEIR OF
MARGARET KRATZER

Property Address:

3489 West Walker Road,
Walnuport, PA 18088

UPI/Tax Parcel Number:

H4/28/1/0516

ALL THT CERTAIN tract or piece of land situate in Lehigh Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Charles S. Kratzer, Jr., and Margaret Kratzer by deed from Rosa Haftl, said deed recorded on December 14, 1955, in the Northampton County Recorder of Deeds office in Book E94

at page 157. The said Charles S. Kratzer, Jr., died on January 9, 1981, whereby title became vested solely in Margaret Kratzer. And the said Margaret Kratzer died on July 30, 2021, without a will or appointment of an Administrator.

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

No. C-48-CV-2023-03759

BANK OF AMERICA, N.A. ET AL.

vs.

THE UNKNOWN HEIRS OF CAROL
ANNE LAUBACH, DECEASED

Property Address:

150 East Wilkes Barre St., Easton,
PA 18042

UPI/Tax Parcel Number:

L9SE3C/4/10/0310

ALL THAT CERTAIN lot or piece of ground situated on the north side East Wilkes Barre Street in Easton City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Carol Anne Laubach, deceased, by deed from Rocco Covello and Catherine Covello, husband and wife, said deed recorded on June 26, 2003, in the Northampton County Recorder of Deeds office in Book 2003-1 at page 236795.

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

No. C-48-CV-2023-04048

DEUTSCHE BANK NATIONAL
TRUST COMPANY, AS INDENTURE
TRUSTEE ET AL.

vs.

SONIA M. GULINO

Property Address:

2901 Hodle Avenue, Easton, PA
18045

UPI/Tax Parcel Number:

M8SE1/25/5/0205

ALL THAT CERTAIN lot or piece of ground situate in Bethlehem Township, Northampton County, Pennsylvania, and described according to a Final Plan of Pennway Estate, Phase II, made by Ludgate Engineering Corporation, said plan dated February 19, 1986, last revised September 3, 1989, and recorded in Plan Book 89 at page 335.

TITLE TO SAID PREMISES is vested in Sonia M. Gulino and Aurea Gulino by deed from Sonia Gulino, Aurea Gulino, Murray Wayne and Margaret Wayne, said deed recorded February 2, 2000, in the Northampton County Recorder of Deeds office in Book 2000-1 at page 012379. The said Aurea Gulino departed this life on January 29, 2008, whereby title became vested solely in Sonia M. Gulino by operation of law.

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

No. C-48-CV-2023-04270

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

vs.

DANIEL D. HARTZELL,
KATHLEEN A. HARTZELL

Property Address:

2736 Victoria Lane, Easton, PA
18045

UPI/Tax Parcel Number:

M8NE2/33/13/0324

ALL THAT CERTAIN piece, parcel or tract of land situate in Palmer Township, Northampton County, Pennsylvania, and known as Lot 16 of Victoria Square as recorded in Map Book 92 at page 280.

TITLE TO SAID PREMISES is vested in Daniel D. Hartzell and Kathleen A. Hartzell, his wife, by deed from Nicholas J. Pugliese, said deed recorded on January 14, 1994, in the Northampton County Recorder of Deeds office in Book 1994-3 at page 001827.

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

No. C-48-CV-2023-06468

AMERIHOM MORTGAGE
COMPANY, LLC

vs.

SEAN PATRICK MAGUIRE,
KELLY MAGUIRE

Property Address:

1608 Potomac Street, Mount
Bethel, PA 18343

UPI/Tax Parcel Number:

C11/30/3/0131

ALL THAT CERTAIN message, tract or piece of land, hereditaments and appurtenances situate in Upper Mount Bethel Township, Northampton County, Pennsylvania.

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

Property Address:

Potomac Street, Mount Bethel, PA
18343

UPI/Tax Parcel Number:

C11/30/3A/0131

ALL THAT CERTAIN message, tract or piece of land, hereditaments and appurtenances situate in Upper Mount Bethel Township, Northampton County, Pennsylvania.

THEREON BEING vacant land.

TITLE TO BOTH PARCELS is vested in Sean Patrick Maguire and

Kelly Maguire by deed from Craig Kallus and Darcy C. Kallus, said deed recorded on February 25, 2021, in the Northampton County Recorder of Deeds office in Book 2021-1 at page 066806.

No. C-48-CV-2023-09095

WELLS FARGO BANK, N.A.

vs.

PAMELA S. THOMPSON

Property Address:

1342 3rd Street, North Catasauqua, PA 18032

UPI/Tax Parcel Number:

M4SE4A/11/1/0923

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 Pamela S. Thompson, married, by deed from Irene Santiago, unmarried, said deed recorded on April 21, 2015, in the Northampton County Recorder of Deeds office in Book 2015-1 at page 065855.

THEREON BEING ERECTED a three-story residential row home with aluminum siding, flat shingle roof and detached garage.

No. C-48-CV-2023-09156

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

vs.

CHARLES A. J. HALPIN, III,
ESQUIRE, PERSONAL

REPRESENTATIVE OF THE
ESTATE OF ALAN D. DAVIS a/k/a
ALAN D. DAVIS, SR., DECEASED

Property Address:

606 Main Street, Freemansburg,
PA 18017

UPI/Tax Parcel Number:

N7SW3B/2/4/0212

ALL THAT CERTAIN message or tenement and lot or piece of land situate on the west side of Main Street in Freemansburg Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Alan D. Davis and Debbie E. Davis by deed from Paul A. Davis and Mildred G. Davis, said deed recorded on November 26, 2002, in the Northampton County Recorder of Deeds office in Book 2002-1 at page 334110.

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

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. 18, 25; May 2