

**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****DEIBERT, WILLIAM LOUIS, JR.,** dec'd.

Late of the Township of Moore, Northampton County, PA  
 Administratrix: Lisa Ann Deibert 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

**DiFRANCESCA, ANTONINA,** dec'd.

Late of Easton, Northampton County, PA  
 Executors: Antonino DiFrancesca, 2419 Lawnherst Avenue, Easton, PA 18045 and Placido DiFrancesca, 1052 Lehigh Street, Easton, PA 18042  
 Attorneys: Daniel G. Spengler, Esquire, Spengler Brown Law Offices, 110 East Main Street, Bath, PA 18014

**ECKROTH, ROBERT M.,** dec'd.

Late of the Township of Moore, Northampton County, PA  
 Executors: Robert W. Eckroth and Curtis Mark Eckroth 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

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

Late of Hellertown, Northampton County, PA  
 Executrix: Julia M. Biechy c/o Douglas J. Tkacik, Esquire, 18 East Market Street, Bethlehem, PA 18018  
 Attorney: Douglas J. Tkacik, Esquire, 18 East Market Street, Bethlehem, PA 18018

**HENSHAW, CATHERINE M.,** dec'd.

Late of Palmer Township, Northampton County, PA  
 Executrix: Christine Marie Benoit c/o Steven B. Molder, Esquire, 904 Lehigh St., Easton, PA 18042  
 Attorney: Steven B. Molder, Esquire, 904 Lehigh St., Easton, PA 18042

**KLOVACH, GREGORY J.,** dec'd.

Late of the City of Bethlehem, Northampton County, PA  
 Executor: Aaron S. Smith c/o George N. Mouhlas, Esquire, Vasiliadis Pappas Associates, LLC, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020  
 Attorneys: George N. Mouhlas, Esquire, Vasiliadis Pappas Associates, LLC, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020

**MASTANDREA, JOHN HENRY,** dec'd.

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

Co-Executrices: Jill Helene Zander and Jacqueline H. Smaracko

Attorney: David M. Backenstoe, Esquire, 148 Main Street, Hellertown, PA 18055

**MITCHELL, CLAIRE A.,** dec'd.

Late of Washington Township, Northampton County, PA

Co-Executrices: Sharon Jones and Kimberly Lakey 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

**RISSMILLER, WILSON F.,** dec'd.

Late of the Township of Bushkill, Northampton County, PA

Executrix: Roxane Elaine Shook 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

**SCHEIRER, JOYCE L. a/k/a JOYCE R. SCHEIRER,** dec'd.

Late of North Catasauqua Borough, Northampton County, PA

Executrix: Nancy Kathryn Scheirer 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

**SMITH, JUNE E.,** dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executor: Gregory James Smith c/o Kevin Frank Danyi, Esquire, Danyi Law, P.C., 133 East Broad Street, Bethlehem, PA 18018

Attorneys: Kevin Frank Danyi, Esquire, Danyi Law, P.C., 133 East Broad Street, Bethlehem, PA 18018

**SECOND PUBLICATION****BEERS, MARK A.,** dec'd.

Late of Lower Nazareth Township, Northampton County, PA

Administrator: Frederick M. Nice c/o Latisha Bernard Schuenemann, Barley Snyder LLP, 2755 Century Blvd., Wyomissing, PA 19610

Attorneys: Latisha Bernard Schuenemann, Barley Snyder LLP, 2755 Century Blvd., Wyomissing, PA 19610

**BLODGETT, MARJORIE B.,** dec'd.

Late of the Township of Palmer, Northampton County, PA

Executor: Denis H. Blodgett, Jr. c/o Theresa Hogan, Esquire, 340 Spring Garden Street, Easton, PA 18042

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

**FOLEY, VINCENT G., JR.,** dec'd.

Late of the Borough of Bangor, Northampton County, PA

Executrix: Carol Ann Foley 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

**GALLAGHER, JAMES EDWARD,** dec'd.

Late of Northampton Borough, Northampton County, PA  
 Executor: Michael Edward Gallagher c/o Daniel G. Dougherty, Esquire, 881 3rd St., Suite B-3, Whitehall, PA 18052  
 Attorney: Daniel G. Dougherty, Esquire, 881 3rd St., Suite B-3, Whitehall, PA 18052

**HARRISON, CAROL EDITH,** dec'd.

Late of the Borough of Nazareth, Northampton County, PA  
 Executrix: Lori Ann Fox 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

**KEARNEY, ALBERT RICHARD, JR.,** dec'd.

Late of the Township of Upper Mt. Bethel, Northampton County, PA  
 Executor: Jay R. Kearney 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

**KRUPA, MARY,** dec'd.

Late of Northampton, Northampton County, PA  
 Executor: Thomas P. Krupa 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

**LEWIS, GEORGE R.,** dec'd.

Late of Nazareth Borough, Northampton County, PA  
 Executrix: Linda L. Farley 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

**MINK, PETER S., JR.,** dec'd.

Late of the Township of Bushkill, Northampton County, PA  
 Executrix: Linda Ann Frantz 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

**MORGAN, RICKIE LEE,** dec'd.

Late of Bethlehem, Northampton County, PA  
 Executor: Roy Russell Morgan 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

**OMBALSKI, STEPHEN D.,** dec'd.

Late of the Township of Forks, Northampton County, PA  
 Executor: Gregory S. Ombalski 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

**OPLINGER, SARAH NAN**, dec'd.

Late of the Borough of Northampton County, PA

Executrix: Amy Louise McCarthy a/k/a Amy Louise Pellicciotta 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

**PECK, RYAN RICHARD**, dec'd.

Late of the Township of Forks, Northampton County, PA

Administratrix: Samantha Jo Peck 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

**THIRD PUBLICATION**

**BECHTOLD, BARBARA M.**, dec'd.

Late of the Borough of Walnutport, Northampton County, PA

Executrix: Sonya Mora, 1720 Newport Ave., Northampton, PA 18067

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

**BOLLINGER, MORRIS, SR.**, dec'd.

Late of the Borough of Nazareth, Northampton County, PA

Executor: Morris Bollinger, Jr. 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

**CUNNINGHAM, ELIZABETH E.**, dec'd.

Late of 1248 3rd Street, Catasauqua, Northampton County, PA

Executrix: Katryn M. Goodman c/o Amy J. Miller, Esquire, Miller Thielen, P.C., 101 S. Richmond St., Suite B, Fleetwood, PA 19522

Attorneys: Amy J. Miller, Esquire, Miller Thielen, P.C., 101 S. Richmond St., Suite B, Fleetwood, PA 19522

**FATTORE, KAREN M.**, dec'd.

Late of Bethlehem, Northampton County, PA

Executor: Alexander Edward Fattore c/o William W. Matz, Jr., Esquire, 211 W. Broad Street, Bethlehem, PA 18018-5517

Attorney: William W. Matz, Jr., Esquire, 211 W. Broad Street, Bethlehem, PA 18018-5517

**FOX, MIMI I.**, dec'd.

Late of East Allen Township, Northampton County, PA

Co-Administrators: Thomas Mark Bryant and Robert John Bryant c/o Lisa A. Pereira, Esquire, Broughal & DeVito, L.L.P., 38 West Market Street, Bethlehem, PA 18018

Attorneys: Lisa A. Pereira, Esquire, Broughal & DeVito, L.L.P., 38 West Market Street, Bethlehem, PA 18018

**GABRYLUK, KRYSZYNA D.**, dec'd.

Late of Northampton Township, Northampton County, PA

Executrix: Catherine G. Morey c/o Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045-5227

Attorneys: Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045-5227

**GENUA, HENRY RUSSELL**, dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Executrix: Kimberly Ann Abbood c/o Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045-5227

Attorneys: Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045-5227

**HEFFINTRAYER, ARLENE G.**, dec'd.

Late of 369 Pool Road, Northampton, Northampton County, PA

Executors: Sandra A. Roth, Nancy J. Rice, and Curtis J. Heffintrayer c/o Amy J. Miller, Esquire, Miller Thielen, P.C., 101 S. Richmond St., Suite B, Fleetwood, PA 19522

Attorneys: Amy J. Miller, Esquire, Miller Thielen, P.C., 101 S. Richmond St., Suite B, Fleetwood, PA 19522

**HOBART, JOAN DELANEY**, dec'd.

Late of the Borough of Nazareth, Northampton County, PA

Executor: William Forrest Hobart 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

**LOANE, JOSHUA J.**, dec'd.

Late of Bangor, Northampton County, PA

Executrix: Kayla Gibbons c/o Santanasto Law, 210 E. Broad St., Bethlehem, PA 18018

Attorneys: Santanasto Law, 210 E. Broad St., Bethlehem, PA 18018

**MOORE, KENNETH H.**, dec'd.

Late of Northampton County, PA  
Executor: Jean Kim c/o Santanasto Law, 210 E. Broad St., Bethlehem, PA 18018

Attorneys: Santanasto Law, 210 E. Broad St., Bethlehem, PA 18018

**SCHAFFER, MARY M.**, dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executrix: Lori Ann Piacenti 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

**SCHREK, MARGARET I.**, dec'd.

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

Executrix: Janet C. Stocker c/o Scott R. Steirer, Esquire, Pierce & Steirer, LLC, 124 Belvidere Street, Nazareth, PA 18064

Attorneys: Scott R. Steirer, Esquire, Pierce & Steirer, LLC, 124 Belvidere Street, Nazareth, PA 18064

**SOLT, BRAIN P.**, dec'd.

Late of the Borough of Walnutport, Northampton County, PA

Executrix: Barbara Jean Andrew c/o Joshua D. Shulman, Esquire, Shulman Law Office PC, 419 Delaware Avenue, P.O. Box 157, Palmerton, PA 18071

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

**SONN, MARGARET REGINA a/k/a MARGARET R. SONN,** dec'd.

Late of the City of Bethlehem, Northampton County, PA  
Executrix: Teresa Smollinger, 1009 Powder Mill Rd., Bethlehem, PA 18017

Attorneys: John D. Lychak, Esquire, Crosso & Richetti LLC, 609 W. Hamilton St., Suite 301, Allentown, PA 18101

**STABILE, BARBARA KUSS,** dec'd.

Late of Bethlehem, Northampton County, PA  
Executrix: Jana Sue Stabile 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

**STRAUB, RONEE A.,** dec'd.

Late of the Borough of Nazareth, Northampton County, PA  
Executrix: Jane Andrea Kraemer 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

**SZIVOS, EMMA M.,** dec'd.

Late of Northampton, Northampton County, PA  
Executor: Frank Stephen Szivos a/k/a Frank S. Szivos 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

**THOMA, ROBERT CHARLES,** dec'd.

Late of Hanover Township, Northampton County, PA  
Administratrix: Daisy Thoma c/o Constantine M. Vasiliadis, Esquire, Kolb, Vasiliadis, Florenz & Recchiuti, LLC, 60 W. Broad Street, Suite 303, Bethlehem, PA 18018-5721

Attorneys: Constantine M. Vasiliadis, Esquire, Kolb, Vasiliadis, Florenz & Recchiuti, LLC, 60 W. Broad Street, Suite 303, Bethlehem, PA 18018-5721

**NOTICES OF INCORPORATION**

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania for the purpose of engaging in any lawful act concerning any or all lawful business for which corporations may be incorporated under the Pennsylvania Business Corporation Law of 1988 as amended.

The name of the corporation is:

**COMPASSIONATE HEARTS AND LIGHTS COMPANY**

Articles of Incorporation have been filed on: December 5, 2024.

Dec. 19

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, on December 6, 2024, for the purpose of obtaining a Certificate of Incorporation

of a proposed business corporation to be organized under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, as amended (15 Pa. C.S. §1306).

The name of the corporation is:

**ESQUIRE EQUITY CORPORATION, INC.**

Steven N. Goudsouzian, Esquire  
2940 William Penn Highway  
Easton, PA 18045  
(610) 253-9171

Dec. 19

**CORPORATE FICTITIOUS NAME REGISTRATION NOTICE**

NOTICE IS HEREBY GIVEN, pursuant to the provisions of Act 295 of 1982, as amended, of intention to file, or the filing of, in the Office of the Secretary 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:

**DFM LANDSCAPE & EXCAVATION**

with its principal place of business at 1890 Highpoint Road, Coopersburg, PA 18036.

The name and address of the entity owning or interested in said business are: DFM Property Maintenance, LLC, 1890 Highpoint Road, Coopersburg, PA 18036.

GOUDSOUZIAN & ASSOCIATES  
2940 William Penn Highway  
Easton, PA 18045-5227  
(610) 253-9171

Dec. 19

**PUBLIC NOTICE OF A NOTICE OF SILVER SURETY ACT AND BOND**

Notice of Foreign Law,  
of Private Man;

KNOW ALL MEN, BY THESE PRESENTS; I, **George-Alphonse: Polak**, Principal, Titled Sovereign,

neutral, surety, guarantor, a free **man** upon the free soil of the **Pennsylvania** state that I am **not** a corporation, am a living sentient being, of legal age, competent to testify, have personal first-hand knowledge of the truths and facts stated herein as being true, correct, complete, certain, and not misleading.

I, **George-Alphonse: Polak**, of my own free will and accord, in the presence of Almighty God, in capacity as beneficiary to the Original Jurisdiction, in good conscience, do willingly undertake to act as surety, to pledge and provide private bond, in the amount of twenty-one Dollars in Silver coinage, minted by the American Treasury (at the legal and lawful 24 to 1 ratio prescribed by law) United States of America, Lawful coin dollars of the United States of America, personally held in my ownership and possession. This undertaking is in accordance with Article VII in the Bill of Rights of the Constitution of the United States.

This bond is to the credit of the private party listed hereon, **George-Alphonse: Polak** capacity as beneficiary to the Original Jurisdiction, by his appellation, as full faith and credit guarantee to any Lawful Bill in Redemption, duly presented under Seal in Lawful specie money of the account of the United States of America, Original Jurisdiction, to wit, pursuant and in parity to the cost—expense ratio reaffirmed in Pennsylvania Senate Bill 945 amending Title 16 of the Pennsylvania Consolidated Statutes on file with this State.

For a complete copy of Public Notice of a Notice of Silver Surety Act and Bond, please request, by mailing said requests to: George-A.: Polak, c/o 3102 Bath Pike, Nazareth, Pennsylvania 18064.

Dec. 19

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

NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE  
JPMORGAN CHASE BANK,  
NATIONAL ASSOCIATION

Plaintiff

vs.

KEVIN BROTZMAN, IN HIS  
CAPACITY AS ADMINISTRATOR  
AND HEIR OF THE ESTATE OF  
MARY A. BROTZMAN ET AL.

Defendants

**NO. C-48-CV-2023-03779**  
COMPLAINT IN MORTGAGE  
FORECLOSURE

To: UNKNOWN HEIRS, SUCCE-  
SSORS, ASSIGNS, AND ALL  
PERSONS, FIRMS OR ASSOCIA-  
TIONS, CLAIMING RIGHT, TITLE  
OR INTEREST, FROM OR UNDER  
MARY A. BROTZMAN  
Defendant(s), 1207 SPRING  
GARDEN STREET, EASTON, PA  
18042

You are hereby notified that  
Plaintiff, JPMORGAN CHASE BANK,  
NATIONAL ASSOCIATION, has filed  
a Mortgage Foreclosure Complaint  
endorsed with a Notice to Defend,  
against you in the Court of Common  
Pleas of NORTHAMPTON County, PA  
docketed to No. C-48-CV-2023-  
03779, seeking to foreclose the  
mortgage secured on your property  
located, 1207 SPRING GARDEN  
STREET, EASTON, PA 18042.

**NOTICE**

YOU HAVE BEEN SUED IN  
COURT. If you wish to defend against  
the claims set forth in this notice you  
must take action within twenty (20)  
days after the Complaint and Notice  
are served, by entering a written

appearance personally or by attorney  
and filing in writing with the Court  
your defenses or objections to the  
claims set forth against you. You are  
warned that if you fail to do so, the  
case may proceed without you, and  
a judgment may be entered against  
you by the Court without further  
notice for any money claimed in the  
Complaint or for any other claim or  
relief requested by the plaintiff. You  
may lose money or property or other  
rights important to you.

YOU SHOULD TAKE THIS PAPER  
TO YOUR LAWYER AT ONCE. IF YOU  
DO NOT HAVE A LAWYER, GO TO  
OR TELEPHONE THE OFFICE SET  
FORTH BELOW. THIS OFFICE CAN  
PROVIDE YOU WITH INFORMATION  
ABOUT HIRING A LAWYER.

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

LAWYER REFERRAL SERVICE  
P.O. Box 4733  
Easton, PA 18042  
(610) 258-6333

TROY FREEDMAN, ESQUIRE  
ID No. 85165

ROBERTSON, ANSCHUTZ,  
SCHNEID, CRANE &  
PARTNERS, PLLC

A Florida professional limited  
liability company  
Attorneys for Plaintiff

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

Dec. 19



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

MCLP ASSET COMPANY, INC.

vs.

KRISTY HARTZELL a/k/a KRISTY WOOD a/k/a KRISTY BOYER, RYAN HARTZELL, SHILENE HARTZELL, AS SURVIVING HEIR OF PAUL L. HARTZELL, DECEASED, UNKNOWN SURVIVING HEIRS OF PAUL L. HARTZELL, DECEASED

**NO.: C-48-CV-2023-07968**

TO: THE DEFENDANTS

You are hereby notified MCLP Asset Company, Inc., has filed an Amended Complaint in Mortgage Foreclosure with regard to 1333 Spruce Street, Easton, PA 18042, endorsed with a Notice to Defend, against you at No. C-48-CV-2023-07968 in the Civil Division of the Court of Common Pleas of Northampton County, Pennsylvania, wherein plaintiff seeks to foreclose on the mortgage encumbering said property, which foreclosure would lead to a public sale by the Northampton County Sheriff.

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.

Northampton County  
Lawyer Referral Service  
Lawyer Referral Service (ARIS)  
P.O. Box 4733  
Easton, PA 18042  
(610) 258-6333

STEPHEN M. HLADIK, ESQUIRE  
HLADIK, ONORATO &  
FEDERMAN, LLP  
Plaintiff's Attorneys  
298 Wissahickon Avenue  
North Wales, PA 19454  
(215) 855-9521

Dec. 19

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

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on JANUARY 10, 2025, 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-2018-10777**

U.S. BANK NATIONAL ASSOCIATION ET AL.

vs.

GARY P. TOTH

**Property Address:**

3051 Keystone Street, Bethlehem, PA 18020

**UPI/Tax Parcel Number:**

N7NW3/25/9/0205

ALL THAT CERTAIN message, tenement and lot situate in Bethlehem Township, Northampton County, Pennsylvania, and designated as Lots numbered 479, 480, 481, 482, 483, 484, 485 and 486 on Plan of "Bethlehem Annex", said plan recorded in Map Book 6 at page 49.

TITLE TO SAID PREMISES is vested in Gary P. Toth by deed from Janet L. Kaiser, Executrix of the Estate of Marie H. Lerch, deceased, said deed recorded on February 21, 2005, in the Northampton County Recorder of Deeds office in Book 2005-1 at page 062888.

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

**No. C-48-CV-2020-01624**

WELLS FARGO BANK, N.A.

vs.

DOMENICK PAUL DELGROSSO a/k/a DOMENICK P. DELGROSSO, CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF ELIZABETH L. DELGROSSO a/k/a ELIZABETH DELGROSSO, DONNA MARIE LEON a/k/a DONNA LEON, CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF ELIZABETH L. DELGROSSO a/k/a ELIZABETH DELGROSSO, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER FILOMENA ANN CSASZAR a/k/a FILOMENA A. CSASZAR, DECEASED

**Property Address:**

2312 Huntington Street, Bethlehem, PA 18017

**UPI/Tax Parcel Number:**

N6NE3B/4/3/0204

ALL THAT CERTAIN property situated in Bethlehem City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Daniel A. Delgrosso and Elizabeth L. Delgrosso, husband and wife, by deed from Nevin Kemmerer and Stanley Kemmerer, Executors of the Last Will and Testament of Lizzie M. Kemmerer, deceased, said deed recorded on January 30, 1953, in the Northampton County Recorder of Deeds office in Book C90 at page 423. The said Daniel A. Delgrosso died on November 14, 2018, thereby vesting title solely in Elizabeth L. Delgrosso. And the said Elizabeth L. Delgrosso departed this life on or about March 22, 2019.

THEREON BEING ERECTED a ranch-style single residential dwelling with brick exterior and shingle roof.

**No. C-48-CV-2021-08343**

CELINK

vs.

JOAN CABRERA

**Property Address:**

109 West Lincoln Street, Easton, PA 18042

**UPI/Tax Parcel Number:**

L9SE3C/15/6/0310

ALL THAT CERTAIN message or tenement and tract of land situate in Easton City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Joan Cabrera by deed from Domingo Cabrera and Joan Cabrera, said deed recorded on February 26, 2001, in the Northampton County Recorder of Deeds office in Book 2001-1 at page 027646.

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

**No. C-48-CV-2021-08510**  
BOROUGH OF FREEMANSBURG  
vs.  
CHRISTOPHER REINHOLD

**Property Address:**  
159 Green Street, Freemansburg,  
PA 18017

**UPI/Tax Parcel Number:**  
P7NW2B/8/11B/0212

ALL THAT CERTAIN lot or tract of land, with the improvements thereon, situate in Freemansburg Borough, Northampton County, Pennsylvania, known as Lot A on the Subdivision Plan of Schoch Development as recorded on August 8, 1990, in Volume 90 at page 235.

TITLE TO SAID PREMISES is vested in Christopher Reinhold by deed from Mark E. Godown, said deed recorded on August 13, 2003, in the Northampton County Recorder of Deeds office in Book 2003-1 at page 329402.

THEREON BEING ERECTED a two-story residential row home with aluminum siding and shingle roof.

**No. C-48-CV-2021-08912**  
NORTHAMPTON BOROUGH  
vs.

MALLORY SCHOENEBERGER  
**Property Address:**  
1508 Poplar Street, Northampton,  
PA 18067

**UPI/Tax Parcel Number:**  
M4NW1B/10/15/0522

ALL THAT CERTAIN message or tenement and parcel of land, with the improvements thereon erected, situate in the Fourth Ward of Northampton Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Mallory Schoeneberger by deed from Robert Reznick, unmarried, and Mallory

Schoeneberger, unmarried, said deed recorded on May 19, 2016, in the Northampton County Recorder of Deeds office in Book 2016-1 at page 095690.

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

**No. C-48-CV-2022-01459**  
SPECIALIZED LOAN  
SERVICING, LLC  
vs.  
LISA STEINER

**Property Address:**  
4586 West Mountain View Drive,  
Walnutport, PA 18088

**UPI/Tax Parcel Number:**  
H2SE4/2/3/0516

ALL THAT CERTAIN lot, parcel or tract of land located in Lehigh Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Lisa Steiner by deed from Helen M. Creveling, said deed recorded on July 22, 2013, in the Northampton County Recorder of Deeds office in Book 2013-1 at page 192675.

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

**No. C-48-CV-2022-05627**  
BETHLEHEM AREA SCHOOL  
DISTRICT  
vs.

WOJCIECH J. DABROWSKI  
**Property Address:**  
5995 Airport Road, Allentown, PA  
18109

**UPI/Tax Parcel Number:**  
M5NE2/1/16A/0214

ALL THAT CERTAIN message or tenement and parcel or piece of land situate in Hanover Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Wojciech J. Dabrowski by deed from Jerry W. Dabrowski, said deed recorded on April 15, 2005, in the Northampton County Recorder of Deeds office in Book 2005-1 at page 138320.

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

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**No. C-48-CV-2022-07542**

M&T BANK

vs.

SARA MARIE ECKMAN, AS ADMINISTRATRIX OF THE ESTATE OF MARIE ECKMAN a/k/a MARIE A. ECKMAN, DECEASED

**Property Address:**

3461 Park Place, Bethlehem, PA 18017

**UPI/Tax Parcel Number:**

M6SE1/9/1-H5/0214

ALL THAT CERTAIN unit designated as "H-5", being a unit in Park Place Condominium, situate in Hanover Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Sara Marie Eckman by deed from Sara Marie Eckman, Administrator C.T.A. of the Estate of Marie A. Eckman, deceased, said deed recorded on July 22, 2022, in the Northampton County Recorder of Deeds office in Book 2022-1 at page 204847.

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

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**No. C-48-CV-2023-03061**

MORTGAGE ASSETS  
MANAGEMENT LLC

vs.

VIRGINIA HENDERSHOT

**Property Address:**

1111 Delabole Junction Road, Pen Argyl, PA 18072

**UPI/Tax Parcel Number:**

E8/8/9/0625

ALL THAT CERTAIN message, piece or parcel of land situate in Pen Argyl Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in John Hendershot and Virginia Hendershot, his wife, as tenants by the entireties, by deed from Jonah G. Hendershot, Administrator of the Estate of Alfred Hendershot, deceased, said deed recorded on June 30, 1975, in the Northampton County Recorder of Deeds office in Book 518 at page 208.

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-2023-03508**

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

vs.

JOHN U. RICH, MICHELLE L. RICH

**Property Address:**

118 East Nesquehoning Street, Easton, PA 18042

**UPI/Tax Parcel Number:**

L9SE3B/14/9/0310

ALL THAT CERTAIN house and lot of land situate in Easton City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in John U. Rich and Michelle L. Rich by deed from Gregory Bilotta, said deed recorded on June 19, 2006, in the Northampton County Recorder of Deeds office in Book 2006-1 at page 243516.

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

**No. C-48-CV-2023-04965**  
FEDERAL HOME LOAN  
MORTGAGE CORPORATION, AS  
TRUSTEE ET AL.

vs.

EDRISEU S. FORBES a/k/a  
EDRISEU FORBES

**Property Address:**

189 Washington Boulevard,  
Bangor, PA 18013

**UPI/Tax Parcel Number:**

E9SE1/2/3/0134

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

TITLE TO SAID PREMISES is  
vested in Edriseu S. Forbes by deed  
from Shane A. Flyte and Shawna A.  
Flyte, said deed recorded on February  
23, 2006, in the Northampton County  
Recorder of Deeds office in Book  
2006-1 at page 075387.

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

**No. C-48-CV-2023-05595**

US BANK TRUST NATIONAL  
ASSOCIATION ET AL.

vs.

NIGEL L. BISBING,  
UNITED STATES

**Property Address:**

1309 Mitman Road, Easton, PA  
18040

**UPI/Tax Parcel Number:**

K9/14/24E/0311

ALL THAT CERTAIN parcel of  
land, hereditaments and appurte-  
nances situate in Forks Township,  
Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is  
vested in Nigel L. Bisbing by deed from  
Deutsche Bank National Trust

Company, as Trustee, said deed  
recorded on April 22, 2015, in the  
Northampton County Recorder of  
Deeds office in Book 2015-1 at page  
066489.

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

**No. C-48-CV-2023-06154**

NORTHAMPTON AREA SCHOOL  
DISTRICT

vs.

DIANE J. MEAD

**Property Address:**

1260 Laubach Avenue, Northamp-  
ton, PA 18067

**UPI/Tax Parcel Number:**

M4NW2A/12/5/0522

ALL THAT CERTAIN message,  
tenement and parcel or piece of land  
situate on the west side of Laubach  
Avenue, south of Thirteenth Street,  
in the Second Ward of Northampton  
Borough, Northampton County,  
Pennsylvania.

TITLE TO SAID PREMISES is  
vested in Diane J. Mead by deed from  
John P. Mead and Diane J. Mead,  
said deed recorded on January 11,  
2002, in the Northampton County  
Recorder of Deeds office in Book  
2002-1 at page 011440.

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

**No. C-48-CV-2023-07629**

BANGOR BOROUGH AUTHORITY

vs.

CHRISTIAN PAULINO

**Property Address:**

227 North 8th Street, Bangor, PA  
18013

**UPI/Tax Parcel Number:**

D9SE4D/9/10B/0102

ALL THAT CERTAIN tract, parcel or piece of land, with the improvements thereon, lying and being situate in Bangor Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Christian Paulino by deed from John Hacker and Shelby Hacker, said deed recorded on March 27, 2020, in the Northampton County Recorder of Deeds office in Book 2020-1 at page 068138.

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

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**No. C-48-CV-2024-00685**

FREEDOM MORTGAGE  
CORPORATION

vs.

LISA KOZA

**Property Address:**

539 Linden Avenue, Bangor, PA  
18013

**UPI/Tax Parcel Number:**

D9SE4C/3/3/0102

ALL THAT CERTAIN piece, parcel or tract of land situated in Bangor Borough, Northampton County, Pennsylvania, bounded and described in accordance with a survey made by Michael A. Policelli, Registered Engineer, dated October 1969.

TITLE TO SAID PREMISES is vested in Lisa Koza by deed from Mark A. Tenney, said deed recorded on November 12, 2019, in the Northampton County Recorder of Deeds office in Book 2019-1 at page 251127.

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

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**No. C-48-CV-2024-00705**

LAKEVIEW LOAN SERVICING, LLC

vs.

ASHLEY M. ZELLNER

**Property Address:**

2808 Santee Drive, Bethlehem, PA  
18017

**UPI/Tax Parcel Number:**

M7SW1/10/31/0204

ALL THAT CERTAIN piece, parcel or tract of land situate in the 14th Ward of Bethlehem City, Northampton County, Pennsylvania, and being known as Lot No. 27 on the Plan entitled "The Oaks" as recorded in Plan Book 88 at page 290.

TITLE TO SAID PREMISES is vested in Ashley M. Zellner, a single woman as sole owner, by deed from Chad Harold Moyer and Jill Moyer, husband and wife, said deed recorded on October 10, 2017, in the Northampton County Recorder of Deeds Office in Book 2017-1 at page 219600.

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

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**No. C-48-CV-2024-01022**

WELLS FARGO BANK, N.A.

vs.

ROBERT P. BRENNAN a/k/a

ROBERT BRENNAN,

HEATHER BRENNAN

**Property Address:**

3545 North Drive, Bethlehem, PA  
18015

**UPI/Tax Parcel Number:**

Q6SE4/4/5/0719

ALL THAT CERTAIN lot or parcel of land situate along the easterly side of North Drive, south of Woodland Drive, in Lower Saucon Township, Northampton County, Pennsylvania, and being Lot No. 3 of Saucon Dale, Section 1.

TITLE TO SAID PREMISES is vested in Robert Brennan and Heather Brennan, husband and wife, by deed from Ram Jambunathan,

unmarried, said deed recorded on July 5, 2006, in the Northampton County Recorder of Deeds office in Book 2006-1 at page 271409.

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

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**No. C-48-CV-2024-01192**

LAKEVIEW LOAN SERVICING, LLC  
vs.

JOHN PETROVICH, JR.

**Property Address:**

620 East Locust Street, Bethlehem, PA 18018

**UPI/Tax Parcel Number:**

N6SE3D/9/4/0204

ALL THAT CERTAIN lot or tract of land situate in Bethlehem City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in John Petrovich, Jr., by deed from Westbury Properties, LLC, said deed recorded on June 7, 2021, in the Northampton County Recorder of Deeds office in Book 2021-1 at page 191457.

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

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**No. C-48-CV-2024-03212**

CROSSCOUNTRY MORTGAGE, LLC  
vs.

GRISELDA ISABELLA GARCIA,  
MARIA R. FERNANDEZ ESPINAL  
DE MATOS, RAMON J. MOYA

**Property Address:**

3122 Christine Street, Bethlehem, PA 18020

**UPI/Tax Parcel Number:**

N7NW3/9/2/0205

ALL THAT CERTAIN lot and tract of land situate in "Larkhurst" in Bethlehem Township, Northampton

County, Pennsylvania, and surveyed and laid out by Charles W. Brossart on June 7, 1916, according to a certain map recorded in Book 6 at page 38.

TITLE TO SAID PREMISES is vested in Maria R. Fernandez Espinal de Matos, unmarried, and Ramon J. Moya, unmarried, as joint tenants with right of survivorship, by deed from Brian S. Krcelich and Colleen S. Krcelich, husband and wife, said deed recorded on October 15, 2021, in the Northampton County Recorder of Deeds office in Book 2021-1 at page 372051.

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-2024-03786**

LAKEVIEW LOAN SERVICING, LLC  
vs.

JASON A. HEPNER

**Property Address:**

551 Donna Drive, Bath, PA 18014

**UPI/Tax Parcel Number:**

H6SW2/1/2/0520

ALL THAT CERTAIN message or tenement and lot or tract of land situate in Moore Township, Northampton County, Pennsylvania, and being known as Lot No. 31 of Clearview Farms Estate, Section 1-B.

TITLE TO SAID PREMISES is vested in Jason A. Hepner by deed from Federal National Mortgage Association a/k/a FANNIE MAE, said deed recorded on February 1, 2013, in the Northampton County Recorder of Deeds office in Book 2013-1 at page 029462.

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

**No. C-48-CV-2024-04598**  
LAKEVIEW LOAN SERVICING LLC  
vs.  
JOSEPH PISZCZATOWSKI,  
ZOE ANN BALDWIN

**Property Address:**  
910 Linden Street, Bethlehem, PA  
18018

**UPI/Tax Parcel Number:**  
P6NE1B/6/2/0204

ALL THAT CERTAIN messuage,  
tenement and lot or piece of land  
situate in Bethlehem City, Northamp-  
ton County, Pennsylvania.

TITLE TO SAID PREMISES is  
vested in Joseph Piszczatowski and  
Zoe Ann Baldwin, who acquired title  
with rights of survivorship, by deed  
from Ulises A. Solórzano Urquilla and  
Meg E. Weaver, husband and wife,  
said deed recorded on May 3, 2023,  
at the Northampton County Recorder  
of Deeds office in Book 2023-1 at page  
078782.

THEREON BEING ERECTED a  
colonial-style single residential  
dwelling with brick exterior and  
shingle roof.

**No. C-48-CV-2024-04752**  
TOWD POINT MORTGAGE TRUST  
2019-4  
vs.

ANDREW M. CLARK, JR.,  
KATHLEEN L. CLARK

**Property Address:**  
3010 Agnes Street, Easton, PA  
18045

**UPI/Tax Parcel Number:**  
L8SE1/5/6/0324

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

TITLE TO SAID PREMISES is  
vested in Kathleen L. Clark by deed  
from Andrew M. Clark, Jr., and

Kathleen L. Clark, husband and wife,  
said deed recorded on June 15, 2022,  
in the Northampton County Recorder  
of Deeds office in Book 2022-1 at page  
172318.

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

**No. C-48-CV-2024-04969**  
PENNYMAC LOAN SERVICES, LLC  
vs.

JEREMY KELLY KAFARSKI,  
SAMUEL H. ROMA a/k/a  
SANUEL H. ROMA

**Property Address:**  
815 Dearborn Avenue, Bethlehem,  
PA 18015

**UPI/Tax Parcel Number:**  
P7SW4B/3/1/0204

ALL THAT CERTAIN lot or piece of  
ground situated in Millside Park,  
Bethlehem City, Northampton  
County, Pennsylvania.

TITLE TO SAID PREMISES is  
vested in Jeremy Kelly Kafarski and  
Samuel H. Roma by deed from  
Jonathan Alloggio and Julianne  
Alloggio, said deed recorded on May  
6, 2019, in the Northampton County  
Recorder of Deeds office in Book  
2019-1 at page 082348.

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

**No. C-48-CV-2024-05830**  
MANUFACTURERS AND TRADERS  
TRUST COMPANY a/k/a M & T  
BANK ET AL.  
vs.

ARNOLD ZEPP, KIMBERLY ZEPP  
**Property Address:**  
1837 Lincoln Avenue, Northamp-  
ton, PA 18067

**UPI/Tax Parcel Number:**  
L4SW4B/14/22/0522



ALL THAT CERTAIN messuage or tenement and lot or piece of ground situate on the east side of Lincoln Avenue in the 2nd Ward of Northampton Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Arnold Zepp and Kimberly Zepp by deed from Susan A. Bortz and Joyce E. Cerniglia, said deed recorded on March 8, 2011, in the Northampton County Recorder of Deeds office in Book 2011-1 at page 053173.

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

CHRISTOPHER ZIEGER  
Acting Sheriff  
Northampton County,  
Pennsylvania

DAVID M. CERAUL, ESQUIRE  
Solicitor to the Sheriff

Dec. 19, 26; Jan. 2