

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**AMELIO, ROBERT R., SR.,** dec'd.

Late of the City of Bethlehem, Northampton County, PA
 Executrix: Diane Amelio c/o Norman E. Blatt, Jr., Esquire, 1218 Delaware Avenue, Bethlehem, PA 18015
 Attorney: Norman E. Blatt, Jr., Esquire, 1218 Delaware Avenue, Bethlehem, PA 18015

BRUMMUNDT, RICHARD T., dec'd.

Late of the Borough of Nazareth, Northampton County, PA
 Executrix: Charlene D. Brummundt 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

DAVIES, WILLIAM ROBERT, dec'd.

Late of Northampton County, PA

Executor: Scott Edward Davies c/o Leonard M. Mellon, Esquire, 151 South 7th Street, Easton, PA 18042

Attorney: Leonard M. Mellon, Esquire, 151 South 7th Street, Easton, PA 18042

GEBHARDT, DOROTHY MAE, dec'd.

Late of Easton, Northampton County, PA

Executor: Donald Thomas Gebhardt, Jr. c/o Sally L. Schoffstall, Esquire, Schoffstall Elder Law, 2987 Corporate Court, Suite 200, Orefield, PA 18069

Attorneys: Sally L. Schoffstall, Esquire, Schoffstall Elder Law, 2987 Corporate Court, Suite 200, Orefield, PA 18069

GUBISH, CHARLES ANDREW, JR. a/k/a **CHARLES A. GUBISH,** dec'd.

Late of the City of Bethlehem, Northampton County, PA
 Executrix: Judith Diane Gubish c/o Kevin F. Danyi, Esquire, Danyi Law, P.C., 133 East Broad Street, Bethlehem, PA 18018
 Attorneys: Kevin F. Danyi, Esquire, Danyi Law, P.C., 133 East Broad Street, Bethlehem, PA 18018

HAFER, ALEX T., dec'd.

Late of North Catasauqua Borough, Northampton County, PA

Administrators: Kathy Hafer and Keith David Hafer c/o Sean J. O'Brien, Esquire, Dautrich & O'Brien Law Offices, P.C., 534 Court Street, Reading, PA 19601
 Attorneys: Sean J. O'Brien, Esquire, Dautrich & O'Brien Law Offices, P.C., 534 Court Street, Reading, PA 19601

KILPATRICK, EVELYN M., dec'd.

Late of the Borough of Nazareth, Northampton County, PA
Executrix: Shirley M. Kilpatrick 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

KULP, RAYMOND BRUCE, dec'd.

Late of Northampton County, PA
Administrator: Shaun E. O'Toole, Esquire, 220 Pine Street, Harrisburg, PA 17101

LONG, JAMES Q., dec'd.

Late of the Township of Plainfield, Northampton County, PA
Executrix: Jennifer J. Nixon 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

MILLER, BETTY J., dec'd.

Late of the Borough of Nazareth, Northampton County, PA
Co-Executors: Cindy L. Fehr and Tim M. Fehr 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

NOLF, VICTORIA E., dec'd.

Late of the Borough of Tatamy, Northampton County, PA
Executrix: Kimberly A. Rader c/o Robert C. Brown, Jr., Esquire, Fox, Oldt & Brown, 940 W. Lafayette Street, Suite 100, Easton, PA 18042

Attorneys: Robert C. Brown, Jr., Esquire, Fox, Oldt & Brown, 940 W. Lafayette Street, Suite 100, Easton, PA 18042

OSONITSCH, ARLENE, dec'd.

Late of Bethlehem Twp., Northampton County, PA
Executrix: Caroline Frankenfield c/o Douglas P. Thomas, Esquire, Thomas & Pinnacoli, 345 Wyoming Ave., Ste. 200, Scranton, PA 18503

Attorneys: Douglas P. Thomas, Esquire, Thomas & Pinnacoli, 345 Wyoming Ave., Ste. 200, Scranton, PA 18503

OSTBERG, KULLA HOGAN, dec'd.

Late of the City of Bethlehem, Northampton County, PA
Executor: Jedediah Kuusk Hogan 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

RAYNOR, CHRISTINE, dec'd.

Late of Bethlehem, Northampton County, PA
Executor: Dennis Clifford Raynor 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

REHRIG, MARJORIE I., dec'd.

Late of the Borough of Nazareth, Northampton County, PA
Executors: Richard Allen Wilburn, 1039 N. VanBuren Street, Allentown, PA 18109 and Matthew Duffy Rehrig, 23 Adams St., Arlington, MA 02474
Attorneys: Daniel G. Spengler, Esquire, Spengler Brown Law Offices, 110 East Main Street, Bath, PA 18014

UNGER, ARTHUR GREGORY, JR. a/k/a ARTHUR G. UNGER, JR., dec'd.

Late of Easton City, Northampton County, PA

Administrator: Jeremy Unger
c/o Vivian I. Zumas, Esquire,
742 Main St., Bethlehem, PA
18018

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

SECOND 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

THIRD 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

LIMITED LIABILITY COMPANY NOTICE

NOTICE IS HEREBY GIVEN that a Certificate of Organization has been filed with the Department of State of the Commonwealth of Pennsylvania for the purpose of creating an LLC and obtaining a Certificate of Organization pursuant to the provisions of Pennsylvania Business Law.

The name of the Organization is:

DUCHESS MEDIA LLC

The Articles of Incorporation were filed on March 10, 2023.

BRETT J. RIEGEL, ESQUIRE
18 N. 8th Street
Stroudsburg, PA 18360

Apr. 27

NOTICE IS HEREBY GIVEN that a Certificate of Organization for a Domestic Limited Liability Company has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on or about April 5, 2023 for the purpose of creating a Limited Liability Company under the Limited Liability Company Law of 1994, P.L. 703, No. 106.

The name of the Limited Liability Company is:

**WINTERBERRY
PROPERTIES LLC**

David J. Ceraul, Esquire
22 Market Street
Bangor, PA 18013

Apr. 27

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on April 20, 2023, the Petition of Christine Gogel was filed in Northampton County Court of Common Pleas at No. C-48-CV-2023-2459, seeking to change the name of minor child, Keegan Dean Gogel to Keegan Dean Karo.

The Court has fixed Tuesday, June 20, 2023 at 9:00 a.m., in Motions Court at the Northampton County Courthouse as the date for 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. 27

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on February 22, 2023, the Motion to Continue of Yahaira Ramos was filed in Northampton County Court of Common Pleas at No. 2022-CV-006464, seeking to change the name of Petitioner from Yahaira Viviana Ramos Requena to Alan Ramos Requena.

The Court has fixed Wednesday, May 24, 2023, at 9:00 a.m., at the Northampton County Courthouse as the date for 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. 27

**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 Northampton 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 messuage, 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 messuage, 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 ERECTED 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 ERECTED 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 ERECTED 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, North-
 ampton County, Pennsylvania, being
 designated as Lot No. 1 in Block D of
 Phase II of the Spring Meadow Subdi-
 vision.

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