

**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****BARTHOLOMEW, BARBARA B.,**  
dec'd.

Late of Bethlehem Township,  
Northampton County, PA

Executor: Michael J. Maloney  
c/o Lori Gardiner Kreglow,  
Esquire, 18 East Market Street,  
P.O. Box 1961, Bethlehem, PA  
18016-1961

Attorney: Lori Gardiner Kreglow,  
Esquire, 18 East Market Street,  
P.O. Box 1961, Bethlehem, PA  
18016-1961

**DRAGO, GRACE,** dec'd.

Late of the Borough of Roseto,  
Northampton County, PA

Co-Executors: Anthony L. Drago  
and Frances Julia Drago 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

**FLAMISCH, MIRIAM E.,** dec'd.

Late of Wind Gap Borough,  
Northampton County, PA

Co-Executors: Larry W.  
Flamisch, 33 Meyers St.,  
Nazareth, PA 18064, Nancy L.  
Hochrein a/k/a Nancy L.  
Atherholt, 1373 Turkey Ridge  
Road, Mt. Bethel, PA 18343 and  
William F. Flamisch, Jr., 15  
Debbie Lane, Nazareth, PA  
18064

Attorneys: Peters, Moritz, Peischl,  
Zulick, Landes & Brienza, LLP,  
1 South Main Street, Nazareth,  
PA 18064-2083

**GERGAR, STEPHEN F.,** dec'd.

Late of Hellertown, Northampton  
County, PA

Personal Representative:  
Stephen A. Gergar c/o Peter P.  
Perry, Esquire, 1600 Lehigh  
Parkway East, 1E, Allentown, PA  
18103-3097

Attorney: Peter P. Perry, Esquire,  
1600 Lehigh Parkway East, 1E,  
Allentown, PA 18103-3097

**GRAVER, THOMAS L.,** dec'd.

Late of the Township of Moore,  
Northampton County, PA

Executor: Timothy T. Graver,  
2653 Williams Road, Daniels-  
ville, PA 18038

Attorneys: Peters, Moritz, Peischl,  
Zulick, Landes & Brienza, LLP,  
1 South Main Street, Nazareth,  
PA 18064-2083

**HIGGINS, BETTY C.,** dec'd.

Late of the Township of  
Bethlehem, Northampton  
County, PA

Executor: James E. Higgins 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

**KLINE, STANLEY V., SR.,** dec'd.

Late of the Township of Forks, Northampton County, PA  
 Executor: Jack C. Kline c/o Goudsouzian & Associates, 2925 William Penn Highway, Suite 301, Easton, PA 18045-5283  
 Attorneys: Goudsouzian & Associates, 2925 William Penn Highway, Suite 301, Easton, PA 18045-5283

**MAXWELL, BETTY a/k/a BETTY L. MAXWELL,** dec'd.

Late of the Township of Bushkill, Northampton County, PA  
 Executrix: Tina M. Maxwell 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

**McDONALD, ADELE M.,** dec'd.

Late of the Borough of Bath, Northampton County, PA  
 Executor: Michael C. Marlatt c/o George M. Vasiliadis, Esquire, Vasiliadis Pappas Associates, LLC, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020  
 Attorneys: George M. Vasiliadis, Esquire, Vasiliadis Pappas Associates, LLC, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020

**REID, LaDONNA E.,** dec'd.

Late of the Township of Bethlehem, Northampton County, PA  
 Executrix: Kellie McLaughlin c/o Goudsouzian & Associates, 2925

William Penn Highway, Suite 301, Easton, PA 18045-5283  
 Attorneys: Goudsouzian & Associates, 2925 William Penn Highway, Suite 301, Easton, PA 18045-5283

**SNYDER, DIANNA D.,** dec'd.

Late of the Borough of Nazareth, Northampton County, PA  
 Executrices: Candy S. Henick, 586 Knauss Rd., Nazareth, PA 18064 and Dianna L. Campbell, 800 Pike Street, Archbald, PA 18403  
 Attorneys: Peters, Moritz, Peischl, Zulick, Landes & Brienza, LLP, 1 South Main Street, Nazareth, PA 18064-2083

**SECOND PUBLICATION**

**BEERS, WILLARD J.,** dec'd.

Late of Walnutport, Northampton County, PA  
 Executrices: Annette M. Stettler, Robyn L. Beers and Christine L. Plaxa c/o Charles W. Stopp, Esquire, Steckel and Stopp LLC, 125 S. Walnut Street, Suite 210, Slatington, PA 18080  
 Attorneys: Charles W. Stopp, Esquire, Steckel and Stopp LLC, 125 S. Walnut Street, Suite 210, Slatington, PA 18080

**BOETTGER, ANNA MAE,** dec'd.

Late of the Borough of Nazareth, Northampton County, PA  
 Executor: Alfred R. Boettger c/o Joseph A. Corpora, III, Esquire, Santander Bank Building, 100 North Third Street, Suite 502, Easton, PA 18042  
 Attorney: Joseph A. Corpora, III, Esquire, Santander Bank Building, 100 North Third Street, Suite 502, Easton, PA 18042

**BRENNAN, HELEN T.**, dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Executor: Dennis Brennan, 3834 Trent Ct., Bethlehem, PA 18020

**CHOCK, GRACE I. a/k/a GRACE IRENE CHOCK**, dec'd.

Late of Northampton, Northampton County, PA

Executor: William A. Chock c/o Michael Ira Stump, Esquire, 207 E. Main Street, Suite 100, Macungie, PA 18062

Attorney: Michael Ira Stump, Esquire, 207 E. Main Street, Suite 100, Macungie, PA 18062

**DATESMAN, RICHARD J.**, dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Executrix: Michelle Kay Goodman 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

**ENTLER, MARY C.**, dec'd.

Late of Nazareth, Northampton County, PA

Executor: Stacy L. Miller 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

**FEGELY, EARL M.**, dec'd.

Late of Forks Township, Northampton County, PA

Executrix: Robyn Marcia Bischoff c/o Theresa Hogan, Esquire,

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

**FREDERICK, LOIS A.**, dec'd.

Late of Lower Mt. Bethel Township, Northampton County, PA

Executrix: Cindy Ann Kriel  
Attorney: Frances Gruber, Esquire, 214 Ninth Street, Honesdale, PA 18431

**GROSS, BRIAN LAUBACH**, dec'd.

Late of the Borough of Hellertown, Northampton County, PA  
Administratrix: Martha Oma Gardner-Cook c/o Bradford D. Wagner, Esquire, 662 Main Street, Hellertown, PA 18055-1726

Attorney: Bradford D. Wagner, Esquire, 662 Main Street, Hellertown, PA 18055-1726

**LARISON, RUTH JEANETTE a/k/a RUTH S. LARISON**, dec'd.

Late of Northampton County, PA  
Executors: Michael B. Lange and Brenda Lange

Attorneys: Andrew W. Young, Esquire, England & Young, P.C., 70 W. Oakland Avenue, Suite 314, Doylestown, PA 18901

**LIEBERMAN, RAY A., SR.**, dec'd.

Late of Plainfield Township, Northampton County, PA

Trustees: Shirley M. Hahn, 1219 Bushkill Center Road, Nazareth, PA 18064, Ray A. Lieberman, Jr. and David A. Lieberman, 1872 Myrtle Jo Drive, Ormand Beach, FL 32174

Attorney: Michelle L. Sanginiti, Esquire, 166 Allendale Road, King of Prussia, PA 19406

**MARQUES, CARLOS M.,** dec'd.  
Late of the Township of Forks,  
Northampton County, PA  
Executrix: Eunice H. Nicusanti  
c/o David M. Backenstoe,  
Esquire, 148 Main Street, Heller-  
town, PA 18055  
Attorney: David M. Backenstoe,  
Esquire, 148 Main Street, Heller-  
town, PA 18055

**SCHLICHTER, VIRGINIA B.,** dec'd.  
Late of the Township of Palmer,  
Northampton County, PA  
Administrator: Richard  
Schlichter c/o Theresa Hogan,  
Esquire, Attorney-at-Law, 340  
Spring Garden Street, Easton,  
PA 18042  
Attorney: Theresa Hogan,  
Esquire, Attorney-at-Law, 340  
Spring Garden Street, Easton,  
PA 18042

**SEVERN, ROSE MARIE,** dec'd.  
Late of the Township of  
Bethlehem, Northampton  
County, PA  
Executor: William H. Erney,  
2003 11th Street, Bethlehem, PA  
18020  
Attorney: James J. Holzinger,  
Esquire, 1216 Linden Street,  
P.O. Box 1409, Bethlehem, PA  
18016

**WERKHEISER, MAE V.,** dec'd.  
Late of the Township of Plain-  
field, Northampton County, PA  
Executor: Jay Sterling Koch 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

**WILLIAMS, ALICE JEANETTE,**  
dec'd.  
Late of the Borough of of Pen  
Argyl, Northampton County, PA

Co-Executors: Anthony John  
Williams, Christine Lee Schofield  
and Robert D. Williams, Jr. 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

### THIRD PUBLICATION

**BROYLES, DON T.,** dec'd.  
Late of Chestnut Hill Township,  
Northampton County, PA  
Administratrix: Sandra J.  
Broyles c/o John E. Kotsatos,  
Esquire, 717 Washington Street,  
Easton, PA 18042  
Attorney: John E. Kotsatos,  
Esquire, 717 Washington Street,  
Easton, PA 18042

**CASSLER, DALE E.,** dec'd.  
Late of the Borough of Nazareth,  
Northampton County, PA  
Executors: Samuel R. Bray, 148  
Hillside Drive, Reedsville, PA  
17084 and Donald Brotzman,  
1733 Barrett Drive, Bethlehem,  
PA 18017  
Attorneys: Peters, Moritz, Peischl,  
Zulick, Landes & Brienza, LLP,  
1 South Main Street, Nazareth,  
PA 18064-2083

**DORSEY, JAMES L.,** dec'd.  
Late of Danielsville, Northamp-  
ton County, PA  
Co-Executors: Jay L. Dorsey and  
Jan L. Knopf c/o Kathleen M.  
Collins, Esquire, 1125 S. Cedar  
Crest Boulevard, Suite 205,  
Allentown, PA 18103  
Attorney: Kathleen M. Collins,  
Esquire, 1125 S. Cedar Crest  
Boulevard, Suite 205, Allentown,  
PA 18103

**FESSLER, LILIAN M.,** dec'd.  
Late of Palmer Township, North-  
ampton County, PA

Executors: Steven Edward Fessler and David Charles Fessler 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

**KINSLEY, SHIRLEY MARIE**, dec'd.

Late of Forks Township, Northampton County, PA  
Executrix: Yolanda Marie Braun 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

**MONTGOMERY, JEAN S.**, dec'd.

Late of the Township of Bethlehem, Northampton County, PA  
Executor: Charles M. Montgomery, Jr. c/o Robert V. Littner, Esquire, Littner, Deschler & Littner, 512 North New Street, Bethlehem, PA 18018  
Attorneys: Robert V. Littner, Esquire, Littner, Deschler & Littner, 512 North New Street, Bethlehem, PA 18018

**MOYER, JOSEPH F.**, dec'd.

Late of the City of Bethlehem, Northampton County, PA  
Executor: Joseph G. Moyer c/o Dionysios C. Pappas, Esquire, Vasiliadis Pappas Associates LLC, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020  
Attorneys: Dionysios C. Pappas, Esquire, Vasiliadis Pappas Associates LLC, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020

**WALKER, CAROL A.**, dec'd.

Late of the Township of Palmer, Northampton County, PA

Executrix: Sharon Louise Koehler c/o Herster, Newton & Murphy, 127 N. 4th St., Easton, PA 18042

Attorneys: Herster, Newton & Murphy, 127 N. 4th St., Easton, PA 18042

**WENTZELL, JEANETTE J.**, dec'd.

Late of Lehigh Township, Northampton County, PA  
Administratrix: Jennifer A. Oberman, 3357 W. Walker Road, Bath, PA 18014  
Attorneys: Matthew G. Schnell, Esquire, Strubinger Law, P.C., 505 Delaware Avenue, P.O. Box 158, Palmerton, PA 18071-0158

**LIMITED LIABILITY COMPANY NOTICES**

NOTICE IS HEREBY GIVEN that on May 14, 2018, Certificate of Organization was filed in the Department of State of the Commonwealth of Pennsylvania for:

**GOODALL, LLC**

in accordance with the provisions of the Limited Liability Act of 1994.

JAMES F. PRESTON, ESQUIRE  
BROUGHAL & DeVITO, L.L.P.  
38 West Market Street  
Bethlehem, PA 18018

May 24

NOTICE IS HEREBY GIVEN that on May 9, 2018, Certificate of Organization was filed in the Department of State of the Commonwealth of Pennsylvania for:

**HOMEGROWN LAWN, LLC**

in accordance with the provisions of the Limited Liability Act of 1994.

JAMES L. BROUGHAL, ESQUIRE  
BROUGHAL & DeVITO, L.L.P.  
38 West Market Street  
Bethlehem, PA 18018

May 24

**NOTICE FOR CHANGE OF NAME**

NOTICE IS HEREBY GIVEN that on April 3, 2018, the Petition of

Michael David Gary-Fryer was filed in Northampton County Court of Common Pleas at # C-48-CV-2018-02850, seeking to change the name of the Petitioner Michael David Gary-Fryer to Micah David Gary-Fryer. The Court has fixed Friday, June 1, 2018 at 9:00 a.m., in courtroom #4 at the Northampton County Courthouse as the date for hearing of the Petition. All persons interested in the change of name may appear and show cause, if any they have, why the prayer of the Petitioner should not be granted.

May 24

**NOTICE FOR CHANGE OF NAME**

NOTICE IS HEREBY GIVEN that on May 15, 2018, the petition of Lindsay DeFilippis was filed in Northampton County Court of Common Pleas at Nos. 2018-004220 and 2018-004221, seeking to change the names of minor children from Ava LaRue and Jayce LaRue to Ava DeFilippis and Jayce DeFilippis. The court has fixed July 10, 2018 at 9 a.m., in courtroom #4 at the Northampton County Courthouse as the date for hearing of the petition. All persons interested in the proposed change of names may appear and show cause, if any they have, why the prayer of the petitioner should not be granted.

May 24

**NOTICE FOR CHANGE OF NAME**

NOTICE IS HEREBY GIVEN that on May 18, 2018, the petition of Jeanette DeLeon was filed in Northampton County Court of Common Pleas at no. 2018-4326, seeking to change the name of minor child from Lana Jade Spillane to Lana Jade DeLeon. The court has fixed Tuesday, July 17, 2018 at 9:00 a.m., in courtroom #4 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.

May 24

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

NOTICE OF ACTION IN MORTGAGE FORECLOSURE DITECH FINANCIAL LLC f/k/a GREEN TREE SERVICING LLC Plaintiff

vs.

KENNETH B. SIGAFOOS, JR., in his capacity as Heir of MARIE S. SIGAFOOS a/k/a MARIE SOPHIA SIGAFOOS, Deceased, SHARON L. FISHER, in her capacity as Heir of MARIE S. SIGAFOOS a/k/a MARIE SOPHIA SIGAFOOS, Deceased, THOMAS W. SIGAFOOS, in his capacity as Heir of MARIE S. SIGAFOOS a/k/a MARIE SOPHIA SIGAFOOS, Deceased, PATTI ANN KISH, in her capacity as Heir of MARIE S. SIGAFOOS a/k/a MARIE SOPHIA SIGAFOOS, Deceased, DAVID B. SIGAFOOS, in his capacity as Heir of MARIE S. SIGAFOOS a/k/a MARIE SOPHIA SIGAFOOS, Deceased, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARIE S. SIGAFOOS a/k/a MARIE SOPHIA SIGAFOOS, DECEASED

Defendants

**NO. C-48-CV-2018-2026**

NOTICE

To: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER

MARIE S. SIGAFOOS a/k/a  
MARIE SOPHIA SIGAFOOS,  
DECEASED

You are hereby notified that on March 8, 2018, Plaintiff, DITECH FINANCIAL LLC f/k/a GREEN TREE SERVICING LLC, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of NORTHAMPTON County, Pennsylvania, docketed to No. C-48-CV-2018-2026. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 1023 SPRUCE STREET, EASTON, PA 18042-4224 whereupon your property would be sold by the Sheriff of NORTHAMPTON County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

**NOTICE**

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

**IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH**

**INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.**

Lawyer Referral Service  
P.O. Box 4733  
Easton, PA 18043-4733  
Telephone (610) 258-6333

May 24

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

FIRST COMMONWEALTH  
FEDERAL CREDIT UNION  
Plaintiff

v.

RAHEEM R. CONIE  
Defendant

**NO.: C48-CV-2018-3040**

**NOTICE**

TAKE NOTICE THAT First Commonwealth Federal Credit Union has filed a Complaint in the aforesaid Court at the above docket number requesting that a judgment be entered against you in an amount in excess of \$15,000.00.

If you wish to defend, you must take action within twenty (20) days, 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 pleading 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 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 18043-4733  
Telephone: (610) 258-6333

MICHAEL R. NESFEDER,  
ESQUIRE  
I.D. No. 49563  
FITZPATRICK LENTZ &  
BUBBA, P.C.

Attorneys for Plaintiff  
4001 Schoolhouse Lane  
P.O. Box 219  
Center Valley, PA 18034-0219  
May 24

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

NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE  
Nationstar Mortgage LLC d/b/a  
Champion Mortgage Company  
Plaintiff

vs.

Eileen F. Jeffrey c/o Garry A.  
Walters, Administrator and Known  
Heir, Garry A. Walters,  
Administrator and Known Heir of  
the Estate of Eileen F. Jeffrey,  
Michele Antonsson, Known Heir of  
Eileen F. Jeffrey and Unknown  
Heirs, Successors, Assigns and All  
Persons, Firms or Associations  
Claiming Right, Title or Interest  
From or Under Eileen F. Jeffrey  
Defendants

**NO. C-48-CV-2018-3756**

To: the Defendant(s), Unknown Heirs,  
Successors and Assigns, and All  
Persons, Firms or Associations  
Claiming Right, Title and or  
Interest Under Eileen F. Jeffrey

TAKE NOTICE THAT THE Plaintiff,  
Nationstar Mortgage LLC d/b/a  
Champion Mortgage Company has  
filed an action Mortgage Foreclosure,  
as captioned above. NOTICE: IF YOU  
WISH TO DEFEND, YOU MUST  
ENTER A WRITTEN APPEARANCE  
PERSONALLY OR BY ATTORNEY  
AND FILE YOUR DEFENSES OR  
OBJECTIONS WITH THE COURT.  
YOU ARE WARNED THAT IF YOU  
FAIL TO DO SO THE CASE MAY  
PROCEED WITHOUT YOU AND A  
JUDGMENT MAY BE ENTERED  
AGAINST YOU WITHOUT FURTHER  
NOTICE FOR THE RELIEF  
REQUESTED BY THE PLAINTIFF.  
YOU MAY LOSE MONEY OR  
PROPERTY OR OTHER RIGHTS  
IMPORTANT TO YOU. YOU SHOULD  
TAKE THIS NOTICE TO YOUR  
LAWYER AT ONCE. IF YOU DO NOT  
HAVE A LAWYER GO TO OR  
TELEPHONE THE OFFICE SET  
FORTH BELOW. THIS OFFICE CAN  
PROVIDE YOU WITH INFORMATION  
ABOUT HIRING A LAWYER. IF YOU  
CANNOT AFFORD TO HIRE A  
LAWYER, THIS OFFICE MAY BE  
ABLE TO PROVIDE YOU WITH  
INFORMATION ABOUT AGENCIES  
THAT MAY OFFER LEGAL SERVICES  
TO ELIGIBLE PERSONS AT A  
REDUCED FEE OR NO FEE.

The Lawyer Referral Service  
P.O. Box 4733  
Easton, PA 18043-4733  
(610) 258-6333

CARYN PINCUS, ESQUIRE  
NICOLE LaBLETTA, ESQUIRE  
PINCUS LAW GROUP, PLLC  
Attys. for Plaintiff

425 RXR Plaza  
Uniondale, NY 11556  
(516) 699-8902

May 24



**IN THE COURT OF COMMON  
PLEAS OF NORTHAMPTON  
COUNTY, PENNSYLVANIA  
CIVIL ACTION—EQUITY  
ACTION IN QUIET TITLE  
MICHAEL J. BIRK**

Plaintiff

vs.

JOHN D. MOYER, HIS HEIRS,  
SUCCESSORS AND/OR ASSIGNS  
Defendants

FILE NO.: C48-CV-2018-4189  
NOTICE TO DEFEND  
AND CLAIM RIGHTS

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this complaint and notice are served, by entering a written appearance personally or by an 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 INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES

TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Northampton County  
Lawyer Referral Service  
P.O. Box 4733  
Easton, PA 18043-4733  
(610) 258-6333

May 24

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

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on JUNE 8, 2018, 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-2012-05631**  
JPMORGAN CHASE BANK,  
NATIONAL ASSOCIATION

vs.

SEAN GALLAGHER,  
HAIRONG WANG

**Property Address:**

980 Cosenza Court, Easton, PA  
18040-8097

**UPI/Tax Parcel Number:**

K9/14/5-66/0311

ALL THAT CERTAIN tract of land situate in Forks Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Sean Gallagher and Hairong Wang, H/W, by deed from Signature Homes of College Park, LP, a Pennsylvania Limited Partnership, said deed recorded 10/26/2006 in Deed Book 2006-1, Page 444011.

THEREON BEING ERECTED a two-story single dwelling with

aluminum siding, shingle roof and an attached two-car garage.

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**No. C-48-CV-2012-10780**

CITY OF EASTON

vs.

LEO E. MATTHEWS

**Property Address:**

South 9th Street, Easton, PA  
18042

**UPI/Tax Parcel Number:**

L9SE1A/24/14A/0310

All that undivided one-half interest in and to a lot or piece of ground situate on the west side of South 9th street in Easton City, Northampton County, Pennsylvania.

Being the same premises granted and conveyed unto Leo E. Matthews by Deed recorded 11/10/1986 in Deed Book 713, page 626.

Thereon being vacant land.

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**No. C-48-CV-2012-10848**

NORTHAMPTON AREA  
SCHOOL DISTRICT

vs.

ANDREW HUNGER,  
ALISA HUNGER

**Property Address:**

1000 Elm Street, Bath, PA 18014

**UPI/Tax Parcel Number:**

G5SE3/12/1/0520

All that certain messuage, lots, or pieces of ground situate in Moore Township, Northampton County, Pennsylvania.

Being the same premises granted and conveyed unto Andrew Hunger and Alisa Hunger by deed recorded 12/29/2010 in Deed Book 2010-1, page 283429.

Thereon being erected a ranch-style single dwelling with wood exterior, shingle roof and a detached one-car garage.

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**No. C-48-CV-2013-11853**

JPMORGAN CHASE BANK, N.A.

vs.

W. JOSEPH LAMB, IV

**Property Address:**

803 Packer Street, Easton, PA  
18042-7359

**UPI/Tax Parcel Number:**

M9NW2C/9/1/0310

ALL THAT CERTAIN lot or piece of land situate in Easton City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in W. Joseph Lamb, IV by deed from George J. Albus and Alana M. Albus, his wife, said deed recorded 5/3/2001 in Deed Book 2001-1, Page 75654.

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

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**No. C-48-CV-2014-03652**

WELLS FARGO BANK, N.A.

vs.

RICHARD A. KROOPE

**Property Address:**

314 East Laurel Street, Bethlehem,  
PA 18018

**UPI/Tax Parcel Number:**

N6SE4C/13/1/0204

ALL THAT CERTAIN messuage, tenement and lot or piece of land situated in Bethlehem City, Northampton County, Pennsylvania.

BEING THE SAME PROPERTY conveyed to Richard A. Kroope a/k/a Richard Kroope who acquired title by virtue of a deed from First Valley Bank, Successor by Change of Name to the First National Bank and Trust Company of Bethlehem, executor under the will of Ellen E. Gottshall, Deceased, said deed recorded 12/23/1986 in Deed Book 716, Page 767.

THEREON BEING ERECTED a two-story half-double dwelling with aluminum siding/brick exterior and a flat shingle roof.

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**No. C-48-CV-2014-05022**

HOMEBRIDGE FINANCIAL  
SERVICES, INC.

vs.

WESTLEY MASON

**Property Address:**

510 Reynolds Street a/k/a  
510-512 Reynolds Street, Easton, PA  
18042-6438

**UPI/Tax Parcel Number:**

M9NE1B/3/1A/0310

ALL THAT CERTAIN piece, parcel  
or tract of land situate in Easton City,  
Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is  
vested in Westley Mason by deed from  
Wendy M. Tanasijczuk n/k/a Wendy  
Haggerty, said deed recorded  
7/6/2010 in Deed Book 2010-1, Page  
131437.

THEREON BEING ERECTED a  
two-story duplex dwelling with vinyl  
siding and slate/shingle roof.

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**No. C-48-CV-2014-09038**

CITIBANK, N.A., AS  
TRUSTEE ET AL.

vs.

ELMER HORVATH, JR.

**Property Address:**

812 Miller Street, Easton, PA  
18042-5383

**UPI/Tax Parcel Number:**

L9SW4C/14/50/0837

ALL THAT CERTAIN lot, piece,  
parcel or tract of land situate in  
Wilson Borough, Northampton  
County, Pennsylvania.

TITLE TO SAID PREMISES is  
vested in Elmer Horvath, Jr., by deed  
from Elmer Horvath, Jr. and Elizabeth  
A. Horvath, said deed recorded  
11/21/2002 in Deed Book 2002-1,  
Page 327267.

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

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**No. C-48-CV-2015-00979**

WELLS FARGO BANK, N.A. ET AL.

vs.

MICHAEL J. EMERICK, III

**Property Address:**

4571 Clover Hill Circle, Walnut-  
port, PA 18088-9605

**UPI/Tax Parcel Number:**

J2/22/9E/0516

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

TITLE TO SAID PREMISES is  
vested in Michael J. Emerick, III and  
Brenda Emerick, h/w, by deed from  
Gail E. Gerlach, unmarried, said deed  
recorded 7/9/1987 in Deed Book  
729, Page 793. Brenda Emerick was  
a co-record owner of the mortgaged  
premises as a tenant by the entirety.  
By virtue of Brenda Emerick's death  
on or about 10/17/2007, her  
ownership interest was automati-  
cally vested in the surviving tenant by  
the entirety.

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

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**No. C-48-CV-2015-02804**

WILMINGTON SAVINGS FUND  
SOCIETY, FSB d/b/a  
CHRISTIANA TRUST ET AL.

vs.

JOHN M. BARTISH,  
CHERYL A. BARTISH

**Property Address:**

269 Hillside Avenue, Nazareth, PA  
18064

**UPI/Tax Parcel Number:**

J7SE1B/2/1/0421

All that certain message or  
tenement and lot or piece of land  
situate on the west side of Hillside  
Avenue in Nazareth Borough, North-  
ampton County, Pennsylvania.

Title to said premises is vested in  
John M. Bartish and Cheryl A.  
Bartish, h/w, by deed from John M.  
Bartish, said deed recorded

9/30/2002 in Deed Book 2002-1, page 262268.

Thereon being erected a bi-level single dwelling with vinyl siding/brick exterior, shingle roof and an attached two-car garage.

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**No. C-48-CV-2015-11886**

WELLS FARGO BANK, N.A.

vs.

DAVID E. LITTLE, UNKNOWN

HEIRS, SUCCESSORS,

ASSIGNS AND ALL PERSONS,

FIRMS OR ASSOCIATIONS

CLAIMING RIGHT, TITLE OR

INTEREST FROM OR UNDER

SHIRLEY A. LITTLE, DECEASED

**Property Address:**

302 3rd Street, Easton, PA 18042-6108

**UPI/Tax Parcel Number:**

M9NW2A/21/5/0835

ALL THAT CERTAIN lot situated at the southwest corner of Third and Centre Streets in West Easton Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Richard R. Little and Shirley A. Little, his wife, by deed from Marjorie E. Rider f/k/a Marjorie E. Bitzer and Leon Rider, her husband, said deed recorded 9/23/1963 in Deed Book 202, Page 262. Richard R. Little was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of Richard R. Little's death on or about 3/5/2009, his ownership interest was automatically vested in the surviving tenant by the entirety. Mortgagor Shirley A. Little died on 7/8/2015 and David E. Little was appointed administrator/trix of her estate. Letters of Administration were granted to him on 9/14/2015. Decedent's surviving heirs at law and next-of-kin are David E. Little, Chris

A. Little, Glenn Little, Christy L. Dossantos and Richard D. Little. By executed waivers, Chris A. Little, Glenn Little, Christy L. Dossantos and Richard D. Little waived their right to be named as a defendant in the foreclosure action.

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

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**No. C-48-CV-2016-06399**

WELLS FARGO BANK, N.A.

vs.

SUSAN QUAY

**Property Address:**

230 Kichline Avenue, Hellertown, PA 18055-1014

**UPI/Tax Parcel Number:**

Q7NW2D/5/2/0715

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

TITLE TO SAID PREMISES is vested in Susan Quay by deed from James E. Kramer and Rita M. Lee n/k/a Rita M. Kramer, said deed recorded 10/11/2010 in Deed Book 2010-1, Page 206829.

THEREON BEING ERECTED a 3 story half-double dwelling with aluminum siding, shingle/slate roof and a detached two-car garage.

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**No. C-48-CV-2016-08801**

U.S. BANK

NATIONAL ASSOCIATION, AS

TRUSTEE ET AL.

vs.

ERICA GONZALEZ,

JOHNNY VELEZ

**Property Address:**

1062 West Berwick Street, Easton, PA 18042-2513

**UPI/Tax Parcel Number:**

M9NE1A/5/13/0310

ALL THAT CERTAIN house and lot or piece of ground situated on the south side of Berwick Street in Easton

City, Northampton County, Pennsylvania.

BEING THE SAME PREMISES granted and conveyed unto Erica Gonzalez and Johnny Velez, as joint tenants with the right of survivorship and not as tenants in common, by deed from Carlos J. Camacho and Aida L. Camacho, said deed recorded 7/15/2004 in Deed Book 2004-1, Page 274308.

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

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**No. C-48-CV-2016-09035**

CIT BANK, N.A.

vs.

CYNTHIA L. WOERNER,  
JEFFREY B. WOERNER

**Property Address:**

2063 Apple Street, Hellertown, PA  
18055

**UPI/Tax Parcel Number:**

Q7/16/42/0719  
Tract A

ALL THAT CERTAIN lot or piece of ground situate on the easterly side of a proposed and opened forty (40) foot wide road leading from Apple Road Extension to Easton Road in Lower Saucon Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Lois M. Woerner and Charles G. Woerner, trustees of the Woerner Family Trust, h/w, by deed from Charles G. Woerner and Lois M. Woerner, h/w, said deed recorded 2/4/2000 in Deed Book 2000-1, Page 13442. The said Lois M. Woerner, trustee of the Woerner Family Trust, died on 9/30/2014 thereby vesting title in her surviving spouse, Charles G. Woerner, trustee of the Woerner Family Trust. The said Charles G. Woerner, trustee of the Woerner Family Trust, died on 12/25/2016 vesting title in Cynthia L. Woerner

a/k/a Cynthia L. Duser, and Jeffrey B. Woerner, co-trustees of the Woerner Family Trust.

Tract B

ALL THAT CERTAIN lot or tract of land situate on the westerly side of a public road known as Apple Road Extension leading to Easton Road in Lower Saucon Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Lois M. Woerner and Charles G. Woerner, trustees of the Woerner Family Trust, h/w, by deed from Charles G. Woerner and Lois M. Woerner, h/w, said deed recorded 11/9/1998 in Book 1998-1, Page 154734. The said Lois M. Woerner, trustee of the Woerner Family Trust, died on 9/30/2014 thereby vesting title in her surviving spouse, Charles G. Woerner, trustee of the Woerner Family Trust. The said Charles G. Woerner, trustee of the Woerner Family Trust, died on 12/25/2016 vesting title in Cynthia L. Woerner a/k/a Cynthia L. Duser, and Jeffrey B. Woerner, co-trustees of the Woerner Family Trust.

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

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**No. C-48-CV-2016-09536**

WELLS FARGO BANK, N.A.

vs.

JESSE S. MASON,  
ASHLEY K. NEWHART

**Property Address:**

347 McKinley Street, Freemans-  
burg, PA 18017-7122

**UPI/Tax Parcel Number:**

N7SW4C/8/10/0212

ALL THAT CERTAIN lot or piece of ground situate in Freemansburg Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in William Newhart, Sr. and Kathleen Newhart, h/w, by deed from Susan McLaughlin, widow, said deed recorded 11/9/2007 in Deed Book 2007-1, Page 410616. William Newhart, Sr. was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of William Newhart, Sr.'s death on or about 12/6/2009, his ownership interest was automatically vested in the surviving tenant by the entirety. Mortgagor Kathleen Newhart a/k/a Kathleen J. Newhart died on 3/20/2016, leaving a Last Will and Testament dated 2/5/2013. Letters Testamentary were granted to Jesse S. Mason on 4/28/2016. The decedent's surviving devisees are Jesse S. Mason and Ashley K. Newhart.

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

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**No. C-48-CV-2016-10485**

BANK OF AMERICA, N.A. ET AL.

vs.

TAMESHA CALDWELL

**Property Address:**

702 Karoly Street, Freemansburg, PA 18017

**UPI/Tax Parcel Number:**

N7SW3D/1/1M/0212

ALL THAT CERTAIN tract of land located in Freemansburg Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Tamesha Caldwell by deed from Jason Hughes and Megan Pillitteri n/b/m Megan Hughes, said deed recorded 7/7/2010 in Deed Book 2010-1, Page 132073.

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

**No. C-48-CV-2017-01161**

BAYVIEW LOAN SERVICING, LLC

vs.

STEVEN M. KEELER

**Property Address:**

3865 Cedar Drive, Walnutport, PA 18088

**UPI/Tax Parcel Number:**

J3/5/2/0516

All that certain tract of land situate in Lehigh Township, Northampton County, Pennsylvania.

Fee simple title vested in Steven M. Keeler by deed from Larry Joseph Frederick, Executor of the Last Will and Testament of Willard G. Frederick, deceased, said deed recorded 8/1/2001 in Deed Book 2001-1, page 151125.

Thereon being erected a two-story single dwelling with vinyl siding, shingle roof, two detached one-car garages and barn.

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**No. C-48-CV-2017-01688**

U.S. BANK

NATIONAL ASSOCIATION, AS

TRUSTEE ET AL.

vs.

CLARK L. RICE, NANCY H. RICE

**Property Address:**

2333 3rd Street, Easton, PA 18042

**UPI/Tax Parcel Number:**

M9NW1C/4/17/0837

ALL THAT CERTAIN lot or pieces of ground situate in Wilson Borough, Northampton County, Pennsylvania.

BEING THE SAME PREMISES granted and conveyed unto Clark L. Rice and Nancy Rice, his wife by deed from William G. Serfass and Edith F. Serfass, his wife, said deed recorded 7/31/1980 in Deed Book 616, Page 1050.

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

**No. C-48-CV-2017-01820**

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

vs.

BEVERLY BANKS

**Property Address:**

327 Winding Way, Bethlehem, PA  
18020

**UPI/Tax Parcel Number:**

L7/6/6-3/0418

ALL THAT CERTAIN lot or parcel of land situate in Lower Nazareth Township, Northampton County, Pennsylvania.

BEING THE SAME PREMISES granted and conveyed unto Beverly Banks, unmarried, by deed from NVR, Inc., a Virginia Corporation, trading as Ryan Homes, said deed recorded 3/5/2007 in Deed Book 2007-1, Page 83708.

THEREON BEING ERECTED a two-story single dwelling with vinyl siding/stone exterior, shingle roof, attached 2 1/2 car garage and an in-ground pool.

**No. C-48-CV-2017-02362**

WELLS FARGO BANK, N.A. ET AL.

vs.

STEPHEN T. FAHRINGER,  
REBECCA E. FAHRINGER

**Property Address:**

208 West Fairview Street,  
Bethlehem, PA 18018

**UPI/Tax Parcel Number:**

N6SW3C/16/3/0204

ALL THAT CERTAIN lot, messuage, tenement and tract or piece of land situate on the north side of Fairview Street in Bethlehem City, Northampton County, Pennsylvania.

BEING THE SAME PROPERTY conveyed to Rebecca E. Fahringer and Stephen T. Fahringer, her husband, by deed from Janet A. Hitcho and Rebecca E. Hitcho n/k/a Rebecca E.

Fahringer, mother and daughter, said deed recorded 3/7/1995 in Deed Book 1995-1, Page 19284.

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

**No. C-48-CV-2017-02363**

LSF9 MASTER

PARTICIPATION TRUST

vs.

DANIEL B. EHRlich, JR.,  
DAVID H. EHRlich,  
CHRISTIAN V. DUARTE

**Property Address:**

937 North New Street, Bethlehem,  
PA 18018

**UPI/Tax Parcel Number:**

N6SE4D/29/6/0204

ALL THAT CERTAIN tract, piece or parcel of land situate, lying and being in the Eighth Ward of Bethlehem City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Christian V. Duarte by deed from Tax Claim Unit of Northampton County, Pennsylvania, said deed recorded 3/27/2017 in Deed Book 2017-1, Page 59955. Mortgagor Anne C. Ehrlich died on 10/3/2010 leaving a Last Will and Testament dated 5/18/2008. Letters Testamentary were granted to Daniel Ehrlich, Jr. a/k/a Daniel B. Ehrlich, Jr. and David H. Ehrlich on 12/8/2010. The decedent's surviving devisees are Daniel Ehrlich, Jr. and David H. Ehrlich.

THEREON BEING ERECTED a 3 story row home dwelling with brick exterior, shingle roof and an attached two-car garage.

**No. C-48-CV-2017-04193**

WELLS FARGO BANK, N.A. ET AL.

vs.

VINCENT R. RIESTRA,  
DOLORES E. RIESTRA

**Property Address:**

711 East 6th Street, Bethlehem,  
PA 18015

**UPI/Tax Parcel Number:**

P6SE2D/2/29A/0204

ALL THAT CERTAIN tract, piece or parcel of land situate, lying and being in the Fourth Ward, Block 9 of Bethlehem City, Northampton County, Pennsylvania.

BEING THE SAME PROPERTY conveyed unto Vincent R. Riestra and Dolores E. Riestra, h/w, who acquired title by virtue of a deed from John J. Matyas, said deed recorded 11/14/1983 in Deed Book 657, Page 1042. The said Vincent R. Riestra died on 8/11/2017 thereby vesting title solely to Dolores E. Riestra.

THEREON BEING ERECTED a 3-story half-double dwelling with aluminum siding, shingle roof and a detached two-car garage.

**No. C-48-CV-2017-05216**

PNC BANK,

NATIONAL ASSOCIATION

vs.

BLAINE A. RAMPULLA, ALL UNKNOWN HEIRS OF ANGELO J. RAMPULLA, WENDY L. DARROHN

**Property Address:**

75 Morris Street, Nazareth, PA  
18064

**UPI/Tax Parcel Number:**

J7NE3/1/13R/0432

All that certain tract, lot or piece of ground situate in Upper Nazareth Township, Northampton County, Pennsylvania.

Being the same property granted and conveyed unto Angelo J. Rampulla and Priscilla E. Rampulla, h/w, by deed from Angelo J. Rampulla and Joseph F. Rampulla, Jr., Administrators of the Estate of Mildred M. Rampulla, deceased, said deed recorded 8/19/1987 in Deed Book 732, page 259. The said Priscilla E.

Rampulla died on 1/22/2011, thereby vesting title solely to Angelo J. Rampulla. The said Angelo J. Rampulla died on 9/25/2016.

Thereon being erected a ranch-style single dwelling with brick exterior, shingle roof, and an attached two-car garage.

**No. C-48-CV-2017-05253**

BETHLEHEM AREA  
SCHOOL DISTRICT

vs.

DAVID T. SPEARKO,  
DINA J. SPEARKO

**Property Address:**

539 East Laurel Street, Bethlehem,  
PA 18018

**UPI/Tax Parcel Number:**

N6SE3D/6/10/0204

All that certain message, tenement and lot or piece of land situate in the Ninth Ward of Bethlehem City, Northampton County, Pennsylvania.

Being the same premises granted and conveyed unto David T. Spearko and Dina J. Spearko by Deed Recorded 12/8/2014 in Deed Book 2014-1, page 214806.

Thereon being erected a 3 story half-double dwelling with brick exterior, shingle roof and a detached one-car garage.

**No. C-48-CV-2017-05689**

FINANCE OF AMERICA  
REVERSE LLC

vs.

JOHN DIMACOPOULOS, PAMELA McCANN, DIANE FERRARA, DONNA DIMACOPOULOS, UNKNOWN SURVIVING HEIRS OF JOHN CALCANTE

**Property Address:**

1328 3rd Street, North Catasauqua, PA 18032

**UPI/Tax Parcel Number:**

M4SE4A/11/8/0923



All that certain message, tenement and lot or piece of ground situate on the west side of North Third Street in North Catasauqua Borough, Northampton County, Pennsylvania.

Title to said premises is vested in John Calcante by deed from John Calcante and Pamela McCann, said deed recorded 6/25/2013 in Deed Book 2013-1, page 165125. The said John Calcante died on January 5, 2017 without a will or appointment of an Administrator.

Thereon being erected a 3 story row home dwelling with brick exterior and shingle roof.

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**No. C-48-CV-2017-07379**

WELLS FARGO BANK, N.A.

vs.

RONALD H. SIGLEY,  
RHODELL E. SIGLEY,  
TRACY L. SIGLEY

**Property Address:**

2745 Valley View Drive, Bath, PA  
18014

**UPI/Tax Parcel Number:**

H5/25/4/0520

All that certain tract, parcel or piece of land situated in Moore Township, Northampton County, Pennsylvania.

Title to said premises is vested in Ronald H. Sigley and Tracy L. Sigley by deed from Rhodell E. Sigley, said deed recorded 3/7/2014 in Deed Book 2014-1, page 37193.

Thereon being erected a ranch-style single dwelling with vinyl siding, shingle roof and a detached two-car garage.

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**No. C-48-CV-2017-08148**

COMMUNITY FIRST FUND

vs.

GURU FOOD SERVICES CORP.

**Property Address:**

2900 Easton Avenue, Bethlehem,  
PA 18017

**UPI/Tax Parcel Number:**

N7NW2/6/12A/0205

ALL THAT CERTAIN lot or parcel of land situate along the southeasterly side of Easton Avenue in Bethlehem Township, Northampton County, Pennsylvania.

BEING THE SAME PREMISES granted and conveyed unto Guru Food Services Corp. by deed from Marmelo Enterprises, Inc., said deed recorded 1/7/2013 in Deed Book 2013-1, Page 5974.

THEREON BEING ERECTED an one-story gas station with aluminum siding, shingle roof and 4 gasoline pumps.

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**No. C-48-CV-2017-08462**

MTGLQ INVESTORS LP

vs.

GREGORY R. MOSER

**Property Address:**

227 North 5th Street, Bangor, PA  
18013-1821

**UPI/Tax Parcel Number:**

D9SE4C/17/4A/0102

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

TITLE TO SAID PREMISES is vested in Gregory R. Moser by deed from James C. Head, II, unmarried, and Linda Burger, unmarried, as joint tenants with the right of survivorship, said deed recorded 2/2/2006 in Deed Book 2006-1, Page 47439.

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

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**No. C-48-CV-2017-08699**

HSBC BANK USA, N.A., AS

TRUSTEE ET AL.

vs.

KURT OSTRANDER

**Property Address:**

20 Franklin Street, Easton, PA 18042-6805

**UPI/Tax Parcel Number:**

M9NW3D/6/3/0813

ALL THAT CERTAIN messuage and parcel of land situate in Glendon Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Kurt Ostrander by deed from John Hartranft and Nelson P. Smith, guardians of Edgar Butler, an alleged incompetent, said deed recorded 6/1/1987 in Deed Book 726, Page 677.

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

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**No. C-48-CV-2017-08801**

WELLS FARGO BANK, N.A. ET AL.

vs.

MATTHEW P. SCIOSCIA,  
MARY F. SCIOSCIA

**Property Address:**

1082 West Berwick Street, Easton, PA 18042

**UPI/Tax Parcel Number:**

M9NE1A/5/8/0310

ALL THAT CERTAIN tract or piece of ground situate on the south side of Berwick Street in Easton City, Northampton County, Pennsylvania.

BEING THE SAME PROPERTY conveyed unto Matthew P. Scioscia and Mary F. Scioscia, h/w, who acquired title by virtue of a deed from Maureen Anglim, single woman, said deed recorded 8/24/2005 in Deed Book 2005-1, Page 324951.

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

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**No. C-48-CV-2017-08969**

PENNSYLVANIA HOUSING  
FINANCE AGENCY

vs.

HEIDI L. EDWARDS

**Property Address:**

220 Chapel Street, North Catasauqua, PA 18032

**UPI/Tax Parcel Number:**

M4SE4D/23/7/0923

All that certain messuage, tenement and tract of land located at the northeasterly corner of Chapel and Limestone Streets in North Catasauqua Borough, Northampton County, Pennsylvania.

Being the same premises granted and conveyed unto Heidi L. Edwards by deed from David H. and Karen A. Groff by deed recorded 3/27/1997 in Deed Book 1997-1, page 28208.

Thereon being erected a two-story single dwelling with shingled exterior and shingle roof.

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**No. C-48-CV-2017-09319**

WELLS FARGO BANK, N.A.

vs.

THOMAS A. ZETTLEMOYER,  
KAREN M. CAVAGE

**Property Address:**

1114 Maple Street, Bethlehem, PA 18018-2923

**UPI/Tax Parcel Number:**

N6SE3D/2/7/0204

ALL THAT TENEMENT and tract or piece of land situate on the east side of Maple Street, between Laurel and Locust Streets, in the 9th Ward of Bethlehem City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Thomas A. Zettlemoyer, unmarried, and Karen M. Cavage, unmarried, by deed from Diane H. L. Carter and Herbert G. Carter, III, h/w, said deed recorded 5/28/1999 in Deed Book 1999-1, Page 78925.

THEREON BEING ERECTED a 3 story row home dwelling with brick exterior and slate roof.

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**No. C-48-CV-2017-09573**

METROPOLITAN LIFE  
INSURANCE COMPANY

vs.

PAISANT N. KUMPERNGSAI,  
FRANK L. WORDEN

**Property Address:**

3512 Whitney Avenue, Easton, PA  
18045

**UPI/Tax Parcel Number:**

M8NE3/27/7C/0324

All that certain message, tenement and lot or piece of ground situate in Palmer Township, Northampton County, Pennsylvania.

Being the same premises granted and conveyed unto Paisant N. Kumperngsai, unmarried and Frank L. Worden, married, as tenants in common, by deed from Barbara A. Petroll n/k/a Barbara A. Jones, single, said deed recorded 11/6/2009 in Deed Book 2009-1, page 281504.

Thereon being erected a ranch-style single dwelling with brick exterior, shingle roof and an attached one-car garage.

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**No. C-48-CV-2017-09696**

LAKEVIEW LOAN SERVICING, LLC  
vs.

THERESA THOMAS

**Property Address:**

427 Chestnut Street, Freemans-  
burg, PA 18017

**UPI/Tax Parcel Number:**

N7SW3D/8/3/0212

ALL THAT CERTAIN message, tenement and lot or parcel of ground situate on the east side of Chestnut Street, between Madison Street and Pembroke Road, in Freemansburg Borough, Northampton County, Pennsylvania.

BEING THE SAME FEE simple property conveyed to Theresa Thomas, single, from Edward J. Mendez and Linda J. Mendez, h/w, said deed recorded 3/17/2016 in Deed Book 2016-1, Page 48152.

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

**No. C-48-CV-2017-10025**  
DITECH FINANCIAL LLC ET AL.

vs.

CRISTOBAL ALFARO-AYALA

**Property Address:**

163 West Saint Joseph Street,  
Easton, PA 18042

**UPI/Tax Parcel Number:**

L9SE3A/13/12A/0310

ALL THAT CERTAIN message, tenement and lot of ground situate in Easton City, Northampton County, Pennsylvania.

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

**Property Address:**

Orchard Street, Easton, PA 18042

**UPI/Tax Parcel Number:**

L9SE3A/13/12/0310

ALL THAT CERTAIN parcel of land situate in Easton City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Cristobal Alfaro-Ayala by deed from Herminio Cabrera, said deed recorded 12/14/2005 in Deed Book 2005-1, Page 504336.

THEREON BEING vacant land.

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**No. C-48-CV-2017-10109**

CALIBER HOME LOANS, INC.

vs.

THOMAS K. JAMES,  
LAURA JAMES

**Property Address:**

2194 Apple Street, Hellertown, PA  
18055

**UPI/Tax Parcel Number:**

Q7/18/21/0719

ALL THAT CERTAIN parcel or tract of land lying entirely to the south of Apple Street being situate in Lower Saucon Township, Northampton County, Pennsylvania.

BEING THE SAME PREMISES granted and conveyed unto Thomas

K. James by deed from Laura James, said deed recorded 7/18/2017 in Deed Book 2017-1, Page 151491.

THEREON BEING ERECTED a ranch-style single dwelling with brick/stone exterior, shingle roof and an attached three-car garage.

**No. C-48-CV-2017-10277**

DEUTSCHE BANK  
NATIONAL TRUST COMPANY, AS  
TRUSTEE ET AL.

vs.

ALECIA M. FEHLEY,  
RONNITA M. FERN

**Property Address:**

32 Freedom Terrace, Easton, PA  
18045-7442

**UPI/Tax Parcel Number:**

K9/7/42/0324

All that certain message, tenement and lot or piece of ground situate in Palmer Township, Northampton County, Pennsylvania.

Title to said premises is vested in David B. Oakley and Kay L. Oakley, h/w, their heirs and assigns, as tenants by the entirety, by deed from Penn's Grant Associates, a Pennsylvania Limited Partnership, said deed recorded 7/15/1997 in Deed Book 1997-1, page 74368. Kay L. Oakley was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of Kay L. Oakley's death on or about 4/22/2016, her ownership interest was automatically vested in the surviving tenant by the entirety. Mortgagor David B. Oakley a/k/a David Bryant Oakley died on 3/20/2017 and left a will. Letters of Administration cta/dbn were granted to Alecia M. Fehley and Ronnita M. Fern on 4/7/2017. Decedent's surviving devisees are Alecia M. Fehley and Ronnita M. Fern.

Thereon being erected a two-story row home dwelling with brick exterior,

shingle roof and an attached one-car garage.

**No. C-48-CV-2017-10359**

BANK OF AMERICA, N.A. ET AL.

vs.

PERRY J. SMOLEN

**Property Address:**

1117 Washington Street, Easton,  
PA 18042-4127

**UPI/Tax Parcel Number:**

L9SE1D/20/19/0310

All that certain lot or piece of ground situate on the north side of Washington Street in Easton City, Northampton County, Pennsylvania.

Title to said premises is vested in Perry J. Smolen, single, by deed from David M. Smith and Anna Smith, h/w, said deed recorded 10/12/2006 in Deed Book 2006-1, page 423934.

Thereon being erected a 3 story half-double dwelling with vinyl siding and shingle roof.

**No. C-48-CV-2017-10360**

PENNSYLVANIA HOUSING  
FINANCE AGENCY

vs.

PATRICK DUCHESNEAU

**Property Address:**

403 East Kleinhans Street,  
Easton, PA 18042-6778

**UPI/Tax Parcel Number:**

L10SW4D/5/1/0310

ALL THAT CERTAIN parcel of land situate in Easton City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Patrick Duchesneau by deed from Richard J. Gavin and Stephen F. Busits, Jr., said deed recorded 8/1/2008 in Deed Book 2008-1, Page 223708.

THEREON BEING ERECTED a two-story half-double dwelling with brick exterior and shingle roof.

**No. C-48-CV-2017-10361**

PENNSYLVANIA HOUSING  
FINANCE AGENCY

vs.

JOSE A. BATISTA

**Property Address:**

2515 Burrowes Street, Easton, PA 18045-6035

**UPI/Tax Parcel Number:**

M9NW1/14/8/0324

ALL THAT CERTAIN lot of land situated on the north side of Burrowes Street in Palmer Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Jose A. Batista, married, by deed from Richard D. Groff and Margaret Leigh Groff, h/w, and Andrew Leigh Groff, said deed recorded 6/3/2010 in Deed Book 2010-1, Page 104911.

THEREON BEING ERECTED a 3 story single dwelling with brick exterior and shingle roof.

**No. C-48-CV-2017-10395**

NORTH FUND 1 LLC

vs.

ALL KNOWN AND UNKNOWN HEIRS, EXECUTORS, ADMINISTRATORS AND DEVISEES OF THE ESTATE OF VIVIAN D. PRINCIPATO, DECEASED

**Property Address:**

2469 Forest Street, Easton, PA 18042

**UPI/Tax Parcel Number:**

L9SW4D/9/9/0837

ALL THAT CERTAIN lot or piece of ground situated on the north side of Forest Street in Wilson Borough, Northampton County, Pennsylvania.

FEE SIMPLE TITLE vested in Fredrick P. Principato and Vivian D. Principato, his wife, by deed from Frank La Rosa and Sophie La Rosa, his wife, said deed recorded 8/28/1962 in Deed Book 179, Page 115. The said Fredrick P. Principato became deceased on 7/26/2003 whereby title was vested solely to Vivian D. Principato.

THEREON BEING ERECTED a two-story half-double dwelling with brick exterior and shingle roof.

**No. C-48-CV-2017-10430**

LAKEVIEW LOAN SERVICING LLC

vs.

BRIAN S. RUNGE

**Property Address:**

530 Penn Street, Bath, PA 18014-1927

**UPI/Tax Parcel Number:**

K6NW3C/3/3A/0503

ALL THOSE CERTAIN lots or pieces of land situate in Bath Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Brian S. Runge, a single man, by deed from Barry Runge and Maria Runge, h/w, said deed recorded 1/18/2007 in Deed Book 2007-1, Page 23002.

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

**No. C-48-CV-2017-11034**

MTGLQ INVESTORS, LP

vs.

LOIS P. KERBACHER,

RICHARD J. KERBACHER,

RICHARD B. KERBACHER

**Property Address:**

3242 West Walker Road, Bath, PA 18014

**UPI/Tax Parcel Number:**

H4/24/13D/0520

ALL THAT CERTAIN tract or parcel of land situate on the east side of West Walker Road in Moore Township, Northampton County, Pennsylvania.

BEING THE SAME PREMISES conveyd unto Richard J. Kerbacher, single, by deed from Richard B. Kerbacher and Lois P. Kerbacher, h/w, said deed recorded 6/27/2005 in Deed Book 2005-1, Page 236903.

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

**No. C-48-CV-2017-11036**

PINGORA LOAN SERVICING, LLC

vs.

RUSSELL TRAUGHER, III

**Property Address:**727 South Delaware Drive, Mount  
Bethel, PA 18343-5805**UPI/Tax Parcel Number:**

E11NW2/3/15/0131

All that certain lot or piece of land situated in Upper Mount Bethel Township, Northampton County, Pennsylvania.

Title to said premises is vested in Russell Traugher, III by deed from Debra L. Haver, Executrix of the Estate of Charles F. Vandyke, Jr. a/k/a Charles F. Vandyke, late, said deed recorded 8/5/2015 in Deed Book 2015-1, Page 149429.

Thereon being erected a colonial-style single dwelling with vinyl siding, shingle roof and an attached one-car garage.

**No. C-48-CV-2017-11120**

LSF9 MASTER

PARTICIPATION TRUST

vs.

MARK A. GOLDMAN,

DAVID D. FISHER,

DONNA M.R. FISHER

**Property Address:**1307 Woodland Circle, Bethlehem,  
PA 18017-1636**UPI/Tax Parcel Number:**

M6SW4/2/12/0214

All that certain lot or piece of ground situate in Hanover Township, Northampton County, Pennsylvania.

Title to said premises is vested in David D. Fisher and Donna M.R. Fisher, h/w, by deed from Zachariah Group, LLC, a Limited Liability Company, said deed recorded 3/10/2010 in Deed Book 2010-1, page 43784.

Thereon being erected a ranch-style single dwelling with brick

exterior, shingle roof and an attached two-car garage.

**No. C-48-CV-2017-11121**

JPMORGAN CHASE BANK,

NATIONAL ASSOCIATION

vs.

NEAL LaBARRE,

DORIS M. LaBARRE

**Property Address:**534 Rose Inn Avenue, Nazareth,  
PA 18064-9173**UPI/Tax Parcel Number:**

H8/14/10/0406

ALL THAT CERTAIN message or tenement and lot or parcel of land situate on the north side of Rose Inn Avenue in Bushkill Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Doris M. LaBarre and Neal LaBarre, w/h, by deed from Doris M. Marsteller n/k/a Doris M. LaBarre and Neal LaBarre, w/h, said deed recorded 6/13/2007 in Deed Book 2007-1, Page 218645.

THEREON BEING ERECTED a cape cod-style single dwelling with stucco exterior and shingle roof.

**No. C-48-CV-2017-11447**

1458 NORTHAMPTON, L.P.

vs.

JAMES AYOUB, AUDREY AYOUB

**Property Address:**1441 Butler Street a/k/a South  
15th Street, Easton, PA 18042**UPI/Tax Parcel Number:**

L9SW3B/3/11/0310

All that certain tract of ground situated in Easton City, Northampton County, Pennsylvania.

Being the same property granted and conveyed unto James R. Ayoub and Audrey Ayoub, his wife, by deed from Alfred J. Sferra and Theresa A. Sferra, his wife, said deed recorded 12/22/2004 in Deed Book 2004-1, page 494002.

Thereon being erected a two-story apartment building with brick exterior and shingle roof.

Jacqueline M. Cimo, h/w, said deed recorded 11/6/1998 in Deed Book 1998-1, Page 153769.

**No. C-48-CV-2018-00242**

CALIBER HOME LOANS, INC.

vs.

LORRAINE A. PALKA

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

**Property Address:**

128 Sampson Street, East Bangor, PA 18013-2100

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.

**UPI/Tax Parcel Number:**

D10SW1C/9/15A/0109

ALL THAT CERTAIN lot, parcel or tract of ground located in East Bangor Borough, Northampton County, Pennsylvania.

RICHARD H. JOHNSTON  
Acting Sheriff  
Northampton County,  
Pennsylvania

TITLE TO SAID PREMISES is vested in Lorraine A. Palka, single, by deed from Joseph Cimo and

DAVID J. CERAUL, ESQUIRE  
Solicitor to the Sheriff

May 17, 24, 31