

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**BIECHY, RUSSELL M., SR.,** dec'd.

Late of Bath, Northampton County, PA

Executrix: Barbara Biechy, 5717 Brumar Road, Bethlehem, PA 18017

Attorneys: Megan A. Nanovic, Esquire, Nanovic Law Offices, 57 Broadway, P.O. Box 359, Jim Thorpe, PA 18229-0359

BIEDLINGMAIER, ROMAINE, dec'd.

Late of Easton City, Northampton County, PA

Romaine Biedlingmaier Deed of Trust

Trustees: Paul P. Biedlingmaier, Jr., Mark J. Biedlingmaier and Ann Marie Brown c/o John T. Dooley, Esquire, Dischell, Bartle & Dooley, P.C., 1800 Parkway, #200, Lansdale, PA 19446

Attorneys: John T. Dooley, Esquire, Dischell, Bartle & Dooley, P.C., 1800 Parkway, #200, Lansdale, PA 19446

DECH, IRENE E., dec'd.

Late of the Township of Plainfield, Northampton County, PA

Executrix: Linda K. Dishman 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

ECKHART, DAWN D., dec'd.

Late of Plainfield Township, Northampton County, PA

Executrix: Karen L. Wise c/o Catherine L. Appel, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341-0673

Attorneys: Catherine L. Appel, Esquire, Fox Rothschild LLP, P.O. Box 673, Exton, PA 19341-0673

FEGLEY, JUDY ANN, dec'd.

Late of Easton, Northampton County, PA

Executor: Libera Lombardi c/o Santanasto Law, 210 E. Broad St., Bethlehem, PA 18018

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

FRITZINGER, DORIS L., dec'd.

Late of the Borough of Hellertown, Northampton County, PA

Executrix: Jane S. Balum c/o David M. Backenstoe, Esquire, 148 Main Street, Hellertown, PA 18055

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

GRIMES, PETER P., dec'd.

Late of Bethlehem, Northampton County, PA

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

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

HOFMANN, JANET M., dec'd.

Late of 311 Walnut Street, Walnutport, Northampton County, PA

Executrix: Deena Fital c/o David M. Sebelin, Esquire, Sebelin & Sebelin, P.C., 301 South 3rd Street, Lehigh, PA 18235

Attorneys: David M. Sebelin, Esquire, Sebelin & Sebelin, P.C., 301 South 3rd Street, Lehigh, PA 18235

KIRK, WILLIAM G., dec'd.

Late of Bethlehem, Northampton County, PA

Executor: Andrew Gehringer c/o Santanasto Law, 210 E. Broad St., Bethlehem, PA 18018

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

LEWIS, ROBERT G., SR., dec'd.

Late of Moore Township, Northampton County, PA

Executor: Terry Thomas Lewis, 2680 W. Scenic Drive, Danielsville, PA 18038

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

MOYER, DEWITT N., SR., dec'd.

Late of the Borough of Bangor, Northampton County, PA

Administrator: Bruce Allen Moyer 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

QUICK, BARBARA J., dec'd.

Late of the Borough of Tatamy, Northampton County, PA

Co-Executrices: Jacki Quick Rosso and Jodi Quick Schell 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

SCHULE, WILLIAM K. a/k/a WILLIAM KARL SCHUELE, dec'd.

Late of the Township of Forks, Northampton County, PA

Executor: Scott L. St. Louis 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

SEIER, EDWARD L., dec'd.

Late of the Township of Lehigh, Northampton County, PA

Executrix: Ardys Jeanine Seier 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

SOURS, MILDRED M., dec'd.

Late of the Borough of Nazareth, Northampton County, PA

Executrix: Andrea Lee Bickert 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

SPANGLER, LINDA KAY, dec'd.

Late of Moore Township, Northampton County, PA

Administratrix: Sandra Lee Gates c/o John N. Schaeffer, Esquire, Eastburn and Gray, P.C., 60 E. Court St., P.O. Box 1389, Doylestown, PA 18901-0137

Attorneys: John N. Schaeffer, Esquire, Eastburn and Gray, P.C., 60 E. Court St., P.O. Box 1389, Doylestown, PA 18901-0137

SECOND 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

THIRD 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, PAExecutor: 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, PAExecutrix: 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, PAExecutor: Jay R. Kearney c/o
David J. Ceraul, Esquire, 22
Market Street, P.O. Box 19,
Bangor, PA 18013-0019Attorney: David J. Ceraul,
Esquire, 22 Market Street, P.O.
Box 19, Bangor, PA 18013-0019**KRUPA, MARY,** dec'd.Late of Northampton, North-
ampton County, PAExecutor: Thomas P. Krupa c/o
Fitzpatrick Lentz & Bubba, P.C.,
Two City Center, 645 West
Hamilton Street, Suite 800,
Allentown, PA 18101Attorneys: 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, PAExecutrix: Linda L. Farley c/o
Fitzpatrick Lentz & Bubba, P.C.,
Two City Center, 645 West
Hamilton Street, Suite 800,
Allentown, PA 18101Attorneys: 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, PAExecutrix: Linda Ann Frantz c/o
David J. Ceraul, Esquire, 22
Market Street, P.O. Box 19,
Bangor, PA 18013-0019Attorney: 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, PAExecutor: Roy Russell Morgan
c/o Michael E. Riskin, Esquire,
18 E. Market Street, Bethlehem,
PA 18018Attorney: Michael E. Riskin,
Esquire, 18 E. Market Street,
Bethlehem, PA 18018**OMBALSKI, STEPHEN D.,** dec'd.Late of the Township of Forks,
Northampton County, PAExecutor: Gregory S. Ombalski
c/o Dionysios C. Pappas,
Esquire, Vasiliadis Pappas
Associates LLC, 2551 Baglyos
Circle, Suite A-14, Bethlehem,
PA 18020Attorneys: 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 Pelliciotta 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

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on the 9th day of December, 2024, the Petition of Liam Klein was filed in Northampton County Court of Common Pleas at No. C-48-CV-2024-11957, seeking to change the name of Petitioner from Liam Klein to Persephone Klein. The court has fixed Friday, February 7th, 2025 at 9:00 a.m., in motions court at the Northampton County Courthouse as the date for the hearing of the Petition. All persons interested in the proposed change of name may appear and show cause, if they have any, why the prayer of the petitioner should not be granted.

Dec. 26

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on the 27th day of November, 2024, the Petition of Amy Lyn Rapp was filed in Northampton County Court of Common Pleas at No. 2012-C-0000,

seeking to change the name of Petitioner from Amy Lyn Rapp to Amy Lyn Sikora. The Court has fixed Friday, January 31st 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.

Dec. 26

**NORTHAMPTON COUNTY
COURT OF COMMON PLEAS**

Bank of America, N.A.

Plaintiff

vs.

Allillette Schneck-Geiter,
Known Surviving Heir of James
Geiter and Unknown Surviving
Heirs of James Geiter

Defendants

NUMBER: C-48-CV-2024-10868**NOTICE OF ACTION IN****MORTGAGE FORECLOSURE**

To: Unknown Surviving Heirs of
James Geiter Premises subject to
foreclosure: 731 Fiot Ave.,
Bethlehem, Pennsylvania 18015.

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
155 South Ninth Street
P.O. Box 4733
Easton, PA 18042
(610) 258-6333

McCABE, WEISBERG &
CONWAY, LLC
Attorneys for Plaintiff
1420 Walnut St.
Ste. 1501
Philadelphia, PA 19102
(215) 790-1010

Dec. 26

**IN THE MOTIONS COURT OF
NORTHAMPTON COUNTY,
PENNSYLVANIA
CIVIL DIVISION—LAW**

Docket No.: C-48-CV-2024-12318

A petition has been filed that on January 22nd, 2025 at 9:00 A.M., in Motions Court of the Northampton County Government Center, 669 Washington Street, Easton, Pennsylvania, seeking Certificate of Title for the involuntary transfer of the following abandoned vehicle. Vehicle is identified as a 2003 Toyota HGH, Vehicle Identification Number: JTEHF21A730134332. Estate of Michael Frame, dec'd.

Dec. 26

**TERMINATION OF RIGHTS
AND ADOPTION NOTICE**

Termination of Rights and Adoption of minor child, Shanya L. Hall, to Tony D. Hall, last known address of 1826 Kansas Ave., Kansas City, MO 64127.

Petition for Publication on said Termination of Rights and Adoption having been granted to the under-

signed, the biological Father is being informed that an Adoption hearing will take place on January 21, 2025, 10:00 a.m., in Northampton County Courthouse. The biological Father thereto is requested to present them without delay to:

Mr. and Mrs. Nico Vassol, 912 Fairway Drive, Easton, PA 18040 or to their attorney:

ALEXANDRIA J.
CROUTHAMEL, ESQUIRE
CROUTHAMEL LAW OFFICES, P.C.
1000 Postal Road
#91265
Allentown, PA 18109
(610) 428-3386
paralegal@crouthamellaw.com

Dec. 26

**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 messuage, 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 messuage 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 messuage 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 messuage 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.

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.

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 messuage, 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.

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.

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.

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.

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.

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.

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.

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