

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**BRIGGS, CANDACE K.,** dec'd.

Late of the City of Bethlehem, Northampton County, PA
 Executor: David J. Jordan, Jr.
 Attorneys: David J. Jordan, Jr., Esquire, Attorneys at Law, 134 Broadway, Bangor, PA 18013

BUDINETZ, MICHAEL J., dec'd.

Late of Lehigh Twp., Northampton County, PA
 Executrix: Tara Hope Field a/k/a Tara Hope Budinetz c/o Hilary Fuelleborn, Esquire, Luskus & Fuelleborn, P.C., 745 Yorkway Pl., Jenkintown, PA 19046
 Attorneys: Hilary Fuelleborn, Esquire, Luskus & Fuelleborn, P.C., 745 Yorkway Pl., Jenkintown, PA 19046

BUTLER, WARREN GODLEY, JR., dec'd.

Late of the City of Easton, Northampton County, PA
 Executor: William Charles Butler c/o Stanley M. Vasiliadis,

Esquire, Vasiliadis Pappas Associates LLC, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020

Attorneys: Stanley M. Vasiliadis, Esquire, Vasiliadis Pappas Associates LLC, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020

CRAIG, ELAINE E., dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Executrix: Joyce A. Marmelo 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

CWENAR, JOSEPH EDWARD, dec'd.

Late of Walnutport, Northampton County, PA

Executor: Edward Joseph Cwenar c/o Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

Attorneys: Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704

DUGAN, RYAN M., dec'd.

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

Administratrix: Regina M. Dugan 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

EVERITT, CATHERINE M., dec'd.

Late of the City of Easton, Northampton County, PA

Executrix: Ms. Janet Everitt c/o Robert A. Nitchkey, Jr., Esquire, Hemstreet, Nitchkey & Friedl, 730 Washington Street, Easton, PA 18042

Attorneys: Robert A. Nitchkey, Jr., Esquire, Hemstreet, Nitchkey & Friedl, 730 Washington Street, Easton, PA 18042

MILLER, RICHARD A., dec'd.

Late of Plainville Twp., Northampton County, PA
 Administratrix: Ruth Miller, 935 George St., Pen Argyl, PA 18072
 Attorneys: Jennifer M. Merx, Esquire, Skarlatos Zonarich, 320 Market St., Ste. 600W, Harrisburg, PA 17101

MUTARELLI, GLORIA A., dec'd.

Late of Hanover Twp., Northampton County, PA
 Executor: Richard A. Mutarelli c/o John N. Schaeffer, III, Esquire, Eastburn & Gray, PC, 60 E. Court St., P.O. Box 1389, Doylestown, PA 18901-0137
 Attorneys: John N. Schaeffer, III, Esquire, Eastburn & Gray, PC, 60 E. Court St., P.O. Box 1389, Doylestown, PA 18901-0137

PERFETTI, DENNA L., dec'd.

Late of Forks Township, Northampton County, PA
 Executor: David Robert Perfetti, 608 Westwind Drive, Easton, PA 18040
 Attorneys: Jason R. Costanzo, Esquire, ARM Lawyers, 115 E. Broad Street, Bethlehem, PA 18018

PETRO, DIANE C., dec'd.

Late of Bethlehem, Northampton County, PA
 Executor: James John Petro c/o Michael A. Santanasto, Esquire, Santanasto Law, 210 E. Broad St., Bethlehem, PA 18018

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

PIEPER, DELOS MARION, dec'd.

Late of Easton, Northampton County, PA

Executor: Craig Delos Pieper c/o Tara A. Eckels, Esquire, Fox, Oldt & Brown, 940 W. Lafayette St., Suite 100, Easton, PA 18042
 Attorneys: Tara A. Eckels, Esquire, Fox, Oldt & Brown, 940 W. Lafayette St., Suite 100, Easton, PA 18042

SCHNURMAN, EILANE L., dec'd.

Late of Bethlehem City, Northampton County, PA

Executor: Stuart L. Schnurman c/o James J. Ruggiero, Jr., Esquire, Ruggiero Law Offices, LLC, 16 Industrial Blvd., Ste. 211, Paoli, PA 19301

Attorneys: James J. Ruggiero, Jr., Esquire, Ruggiero Law Offices, LLC, 16 Industrial Blvd., Ste. 211, Paoli, PA 19301

SHELL, PAUL LEE, dec'd.

Late of the Borough of Nazareth, Northampton County, PA

Administrator: Bradley M. Shell 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

UNANGST, RICHARD A., dec'd.

Late of the Township of Plainfield, Northampton County, PA

Administratrix: Kelly A. Roth Unangst 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

WALTERS, RICHARD FRANCIS, dec'd.

Late of the Township of Forks, Northampton County, PA
 Executor: Jeffrey S. Walters c/o Henry R. Newton, Jr., Esquire, 127 N. 4th Street, Easton, PA 18042

Attorney: Henry R. Newton, Jr., Esquire, 127 N. 4th Street, Easton, PA 18042

WEAVER, GLADYS M., dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Executrix: Cynthia W. Szakos 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

SECOND PUBLICATION

CARRIGAN, DONNA L., dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Administrator: Jason G. Martin c/o Alexander J. Karam, Jr., Esquire, Alexander J. Karam, Jr., P.C., 675 Walnut Street, Easton, PA 18042

Attorneys: Alexander J. Karam, Jr., Esquire, Alexander J. Karam, Jr., P.C., 675 Walnut Street, Easton, PA 18042

EBERHARDT, JOHN, dec'd.

Late of the Township of Moore, Northampton County, PA

Executor: Jeffrey Eberhardt 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

HILBERT, GLORIA B., dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executrix: Sharon Lee Lanman c/o Kevin F. Danyi, Esquire, Danyi Law, P.C., 133 East Broad Street, Bethlehem, PA 18018

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

JOHNSON, LAWRENCE E., dec'd.

Late of the City of Easton, Northampton County, PA

Executrix: Tina Marie Johnson 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

PIZZIO, ALBERT C., dec'd.

Late of the Township of Upper Mt. Bethel, Northampton County, PA

Executrix: Leeann Pizzio Stonemetz a/k/a Leeann Pizzio Riva 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

REICHENBACH, JOANNE M., dec'd.

Late of Moore Township, Northampton County, PA

Administratrix CTA: Heidi Sue Singer c/o David B. Schwartz, Esquire, 514 Fullerton Avenue, Suite 2, Whitehall, PA 18052

Attorney: David B. Schwartz,
Esquire, 514 Fullerton Avenue,
Suite 2, Whitehall, PA 18052

SEGREAVES, YVONNE MARIE,
dec'd.

Late of Bethlehem, Northampton
County, PA

Executor: Gerald Alan Kerbaugh
c/o Judith A. Harris, Esquire,
Norris McLaughlin P.A., 515
West Hamilton Street, Suite 502,
Allentown, PA 18101

Attorneys: Judith A. Harris,
Esquire, Norris McLaughlin,
P.A., 515 West Hamilton Street,
Suite 502, Allentown, PA 18101

TOBIAS, JUNE E., dec'd.

Late of the Borough of Nazareth,
Northampton County, PA

Executrix: Linda Tobias Tretiak
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

THIRD PUBLICATION

DALES, THOMAS V., dec'd.

Late of the Township of
Bethlehem, Northampton
County, PA

Executor: Kenneth T. Dales 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

DRONEY, BERNARD EARL, dec'd.

Late of Bethlehem, Northampton
County, PA

Executrix: Michele Marie Turner
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

HAFNER, CAROL ELEANOR,
dec'd.

Late of Bethlehem, Northampton
County, PA

Executor: Wayne Thomas
Serfass 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

RONNEBERG, JANE RUTH, dec'd.

Late of the City of Bethlehem,
Northampton County, PA

Administratrix: Susan
Kaczmarek c/o Goudsouzian &
Associates, 2940 William Penn
Highway, Easton, PA 18045

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

TRAUTLEIN, MARY R., dec'd.

Late of the City of Bethlehem,
Northampton County, PA

Executrix: Katherine Trautlein,
c/o Dolores A. Laputka, Esquire,
Norris McLaughlin, P.A., 515
West Hamilton Street, Suite 502,
Allentown, PA 18101

Attorneys: Dolores A. Laputka,
Esquire, Norris McLaughlin,
P.A., 515 West Hamilton Street,
Suite 502, Allentown, PA 18101

**TYBURCZY, DORIS ANN a/k/a
DORIS A. TYBURCZY,** dec'd.

Late of Nazareth, Northampton
County, PA

Executrix: Shannon Katharine
Tyburczy c/o Sean B. Patton,
Esquire, Schoffstall Elder Law,

2987 Corporate Court, Suite
200, Orefield, PA 18069
Attorneys: Sean B. Patton,
Esquire, Schoffstall Elder Law,
2987 Corporate Court, Suite
200, Orefield, PA 18069

**VACA SANDOVAL, ANIBAL
ALBERTO**, dec'd.

Late of Bethlehem, Northampton
County, PA

Executrix: Rosa Argentina Quimi
Yagual c/o Bohdan J.
Zelechivsky, Esquire,
Zelechivsky Law Office, LLC,
527 Hamilton Street, Allentown,
PA 18101

Attorneys: Bohdan J.
Zelechivsky, Esquire,
Zelechivsky Law Office, LLC,
527 Hamilton Street, Allentown,
PA 18101

VOLKERT, RUTH C., dec'd.

Late of Williams Township,
Northampton County, PA

Executrix: Ms. Jacquelyn Delong
c/o Robert A. Nitchkey, Jr.,
Esquire, Hemstreet, Nitchkey &
Freidl, 730 Washington Street,
Easton, PA 18042

Attorneys: Robert A. Nitchkey,
Jr., Esquire, Hemstreet, Nitchkey
& Freidl, 730 Washington Street,
Easton, PA 18042

WARMINSKY, STEPHANIE W.,
dec'd.

Late of Hanover Township,
Northampton County, PA

Executor: Shaun M. Powell 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

WEIS, MARY J., dec'd.

Late of the Township of Lower
Macungie, Lehigh County, PA

Executor: Paul Robert Weis, Jr.
c/o Judith A. Harris, Esquire,
Norris McLaughlin, P.A., 515
West Hamilton Street, Suite 502,
Allentown, PA 18101

Attorneys: Judith A. Harris,
Esquire, Norris McLaughlin,
P.A., 515 West Hamilton Street,
Suite 502, Allentown, PA 18101

**NOTICE OF NONPROFIT
INCORPORATION**

NOTICE IS HEREBY GIVEN that
Articles of Incorporation—Nonprofit
were filed with the Department of
State, Commonwealth of Pennsylva-
nia at Harrisburg, Pennsylvania on
August 25, 2022, with a proposed
non-profit corporation formed
pursuant to the provisions of the
Business Corporation Law of 1988,
approved December 21, 1988, P.L.
1444, No. 177, as amended.

The name of the corporation is:

**POSH HAMILTON COMMERCIAL
CONDOMINIUM ASSOCIATION**

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

Sept. 15

**CORPORATE FICTITIOUS NAME
REGISTRATION NOTICES**

NOTICE IS HEREBY GIVEN,
pursuant to the provisions of Act 295
of 1982 (54 Pa. C.S.A. Sec. 311 et seq.)
that a Certificate was filed in the Office
of the Secretary of the Common-
wealth of Pennsylvania, at Harris-
burg, Pennsylvania, on August 26,
2022, for the conduct of business in
Northampton County, Pennsylvania,
under the assumed or fictitious
name, style, or designation of:

ELIO MECHANICAL

with its principal place of business at:
1138 Middletown Road, Pen Argyl,
Northampton County, Pennsylvania
18072.

The name and address of the entity owning or interested in said business are: ELIO Construction, Inc., 1138 Middletown Road, Pen Argyl, Northampton County, Pennsylvania 18072.

DAVID J. CERAUL, ESQUIRE
22 Market Street
P.O. Box 19
Bangor, PA 18013

Sept. 15

NOTICE IS HEREBY GIVEN, pursuant to the provisions of Act 295 of 1982 (54 Pa. C.S.A. Sec. 311 et seq.) that a Certificate was filed in the Office of the Secretary of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on August 25, 2022, for the conduct of business in Northampton County, Pennsylvania, under the assumed or fictitious name, style, or designation of:

HAPPY HOLLIE FARM

with its principal place of business at: 37 Morningside Drive, Mount Bethel, Northampton County, Pennsylvania 18343.

The name and address of the entity owning or interested in said business are: Coconut Closet, LLC, 37 Morningside Drive, Mt. Bethel, Northampton County, Pennsylvania 18343.

DAVID J. CERAUL, ESQUIRE
22 Market Street
P.O. Box 19
Bangor, PA 18013

Sept. 15

NOTICE OF APPLICATION FOR PRIVATE DETECTIVE LICENSE

NOTICE IS HEREBY GIVEN that David Dalrymple of Forks Township, Pennsylvania, has made application to Northampton County for a Private Detective License.

A hearing on this matter has been scheduled for September 21, 2022,

at 9:00 a.m. in Courtroom 1 at the Northampton County Courthouse located at 669 Washington Street, Easton, Pennsylvania 18042.

David Dalrymple
Petitioner
Sept. 8, 15

SHERIFF'S SALE OF VALUABLE REAL ESTATE

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on October 7, 2022 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-2015-06806

BETHLEHEM AREA
SCHOOL DISTRICT

vs.

JASON STEENHAGEN,
JEREMY STEENHAGEN

Property Address:

622 SHIELDS STREET,
BETHLEHEM, PA 18015

UPI/Tax Parcel Number:

P6SE2D/17/24/0204

ALL THAT CERTAIN message, tenement and parcel of land situate along the easterly side of Shields Street, between Sullivan and East Seventh Streets, in Bethlehem City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Jason Steenhagen and Jeremy Steenhagen by deed from Jessica A. Sinsky and Gregory Sinsky, said deed recorded on July 2, 2007, in the Northampton County Recorder

of Deeds Office in Book 2007-1 at page 242428.

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

No. C-48-CV-2015-07030

NORTHAMPTON AREA
SCHOOL DISTRICT

vs.

MATTHEW W. MOYER,
LISA G. FRITZINGER

Property Address:

1227 MEYER DRIVE, WALNUT-
PORT, PA 18088

UPI/Tax Parcel Number:

H2/16/1L/0516

ALL THAT CERTAIN piece, parcel or tract of land on the northwest side of Meyer Drive in Lehigh Township, Northampton County, Pennsylvania, as shown on a recorded plan of the Development of "Edgemont Acres" as laid out by Richard C. Becker and Naomi J. Becker, his wife, in December, 1963.

TITLE TO SAID PREMISES is vested in Matthew W. Moyer and Lisa G. Fritzinger by deed recorded on April 12, 1995, in the Northampton County Recorder of Deeds Office in Book 1995-1 at page 30779.

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

No. C-48-CV-2016-05111

NORTHAMPTON AREA
SCHOOL DISTRICT

vs.

THE UNKNOWN HEIRS OF
AMELIA R. SCHULTES,
BRIAN K. SCHULTES, HEIR OF
AMELIA R. SCHULTES,
BRUCE D. SCHULTES, HEIR OF
AMELIA R. SCHULTES

Property Address:

450 WALNUT DRIVE, NORTH-
AMPTON, PA 18067

UPI/Tax Parcel Number:

J4/19/3B/0516

ALL THAT CERTAIN message, tenement and tract of land situate in Pennsville Village, Lehigh Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Donald W. Schultes and Amelia R. Schultes by deed recorded on January 9, 1964, in the Northampton County Recorder of Deeds Office in Book 209 at page 298. And the said Donald W. Schultes died on January 2, 2009, whereby title became vested solely in Amelia R. Schultes.

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

No. C-48-CV-2017-06458

NORTHAMPTON AREA
SCHOOL DISTRICT

vs.

EDWARD WALKER

Property Address:

2868 NORTH SHADOW OAKS
DRIVE, DANIELSVILLE, PA 18038

UPI/Tax Parcel Number:

G5/1/29J/0520

ALL THAT CERTAIN lot or tract of land, with the improvements erected thereon, situated on the north side of Shadow Oaks Drive in Moore Township, Northampton County, Pennsylvania, and being shown on the Subdivision Plan of Lake Tupeek, said plan recorded in Map Book 89 at page 230.

TITLE TO SAID PREMISES is vested in Edward Walker by deed from Dominic M. Russo and Edith M. Russo, said deed recorded on April 2, 2001, in the Northampton County Recorder of Deeds Office in Book 2001-1 at page 50648.

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

No. C-48-CV-2018-04799

PNC BANK, NATIONAL
ASSOCIATION ET AL.

vs.

JANE M. SIEGFRIED

Property Address:

501 KNAUSS ROAD, NAZARETH,
PA 18064

UPI/Tax Parcel Number:

J7/1/4C/0406

ALL THAT CERTAIN message or tenement and lot or piece of land situate in Bushkill Township, Northampton County, Pennsylvania, being known as Lot No. 2 as shown on the Minor Subdivision of Lands of David Fairman, which Plan is recorded in the Northampton County Recorder of Deeds Office in Plan Book 66 at page 1.

TITLE TO SAID PREMISES is vested in Gregory M. Pugliese and Jane M. Siegfried, with rights of survivorship, by deed from Keith Robert and Jodi Robert, said deed recorded on September 14, 2009, in the Northampton County Recorder of Deeds Office in Book 2009-1 at page 237932. And the said Gregory M. Pugliese died on February 7, 2019, so, pursuant to the survivorship language in the above-mentioned deed, all his interests passed to Jane M. Siegfried.

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

No. C-48-CV-2018-10777

NEWREZ LLC ET AL.

vs.

GARY P. TOTH

Property Address:

3051 KEYSTONE STREET,
BETHLEHEM, PA 18020

UPI/Tax Parcel Number:

N7NW3/25/9/0205

ALL THAT CERTAIN message, tenement and eight (8) certain lots situate in Bethlehem Township, Northampton County, Pennsylvania, designated on Plan of "Bethlehem Annex", recorded in the Northampton County Recorder of Deeds Office in Map Book 6 at page 49, as lots numbered 479, 480, 481, 482, 483, 484, 485 and 486.

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 62888.

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

No. C-48-CV-2019-02615

PENNYMAC LOAN SERVICES, LLC

vs.

DODDIE HALL, GUY HALL

Property Address:

2696 VAN BUREN ROAD,
EASTON, PA 18045

UPI/Tax Parcel Number:

L8NE1/16/2/0324

ALL THAT CERTAIN lot of land at the southwest intersection of Logan Drive and Van Buren Road in Palmer Township, Northampton County, Pennsylvania, known as Lot No. 44 on the Plan of Newburg Homes, Section B, dated October, 1963, prepared by E. T. Sales, Inc., and recorded in the Northampton County Recorder of Deeds Office in Map Book 18 at page 25.

TITLE TO SAID PREMISES is vested in Guy Hall and Doddie Hall, husband and wife, by deed from Santo A. Stillo, Jr., and Shirley H. Stillo, husband and wife, said deed recorded in the Northampton County

Recorder of Deeds Office in Book 2015-1 at page 106625.

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

No. C-48-CV-2019-04026

SAUCON VALLEY
SCHOOL DISTRICT

vs.

GURSHINDER MATHARU

Property Address:

2682 REDINGTON ROAD,
HELLERTOWN, PA 18055

UPI/Tax Parcel Number:

N8/15/1D/0719

ALL THAT CERTAIN parcel of land situate in Lower Saucon Township, Northampton County, Pennsylvania, being all of Lot No. B-6 on Plan of Lots entitled "Saucon Farms", said plan recorded in Plan Book 65 at pages 2, 3 and 4.

TITLE TO SAID PREMISES is vested in Gurshinder Matharu by deed from Robert K. Kraemer and Corine K. Kraemer, said deed recorded on October 7, 2002, in the Northampton County Recorder of Deeds Office in Book 2002-1 at page 271755.

THEREON BEING vacant land.

No. C-48-CV-2019-05722

NORTHAMPTON BOROUGH

vs.

JOSEPH J. SOLDERICH

Property Address:

1449 CANAL STREET, NORTH-
AMPTON, PA 18067

UPI/Tax Parcel Number:

M4NW1B/9/9/0522

ALL THAT CERTAIN lot, parcel or tract of ground, with all improvements thereon erected, situate on the easterly side of Canal Street in Northampton Borough, Northampton County, Pennsylvania, shown as Lot 1 on the Subdivision Plan for George

J. Kanuck, recorded in Plan Book 88 at page 306.

TITLE TO SAID PREMISES is vested in Joseph J. Solderich by deed recorded on February 1, 1996, in the Northampton County Recorder of Deeds Office in Book 1996-1 at page 9678.

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

No. C-48-CV-2019-05893

CITY OF BETHLEHEM

vs.

GEORGE W. WEAVER, JR.,

PATRICIA ANN WEAVER

Property Address:

425 OXFORD DRIVE,
BETHLEHEM, PA 18017-1725

UPI/Tax Parcel Number:

M6SE1/3/8/0204

ALL THAT CERTAIN tract, piece or parcel of land, together with the buildings erected thereon, situate, lying and being in the Fourteenth Ward of Bethlehem City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in George W. Weaver, Jr., and Patricia Ann Weaver by deed from David J. D'Emilio and Mary Ann L. D'Emilio, said deed recorded on December 3, 2003, in the Northampton County Recorder of Deeds Office in Book 2003-1 at page 500354.

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

No. C-48-CV-2019-05954

BETHLEHEM AREA
SCHOOL DISTRICT

vs.

SALVATORE CAMMALLERE

Property Address:

1140 AMPLEX STREET,
BETHLEHEM, PA 18015-2012

UPI/Tax Parcel Number:

P6NE3C/4/8/0204

ALL THAT CERTAIN message or tenement and lot or piece of ground, together with the dwelling erected thereon, situate in the Fifth (5th) Ward of Bethlehem City, Northampton County, Pennsylvania, being Parcel A of a Subdivision Plan surveyed by Samuel F. Shireman dated March 23, 1981.

TITLE TO SAID PREMISES is vested in Salvatore Cammallere by deed from Julie Leon, said deed recorded on November 20, 2017, in the Northampton County Recorder of Deeds Office in Book 2017-1 at page 253398.

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

No. C-48-CV-2019-10142NORTHAMPTON AREA
SCHOOL DISTRICT

vs.

BY GRACE PROPERTIES, INC.

Property Address:

354 BREADFRUIT DRIVE,
a/k/a 354 EAST BREADFRUIT
DRIVE, CHERRYVILLE, PA 18035

UPI/Tax Parcel Number:

K3NW1/5/6/0516

ALL THAT CERTAIN message or tenement and lot or piece of land situate at Treichlers in Lehigh Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in By Grace Properties, Inc., by deed from Wendy Lee Hrynda, said deed recorded on February 13, 2018, in the Northampton County Recorder of Deeds Office in Book 2018-1 at page 27181.

THEREON BEING ERECTED a two-story single residential dwelling with wood exterior, shingle roof and detached one-car garage.

No. C-48-CV-2020-05164BETHLEHEM AREA
SCHOOL DISTRICT

vs.

THAO K. DUONG

Property Address:

724 EAST 7TH STREET,
BETHLEHEM, PA 18015-3406

UPI/Tax Parcel Number:

P6SE2D/20/3/0204

ALL THOSE TWO CERTAIN pieces or tracts of land, with the tenements thereon erected, situate in Bethlehem City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Thao K. Duong by deed from Jennifer M. Duong, said deed recorded on July 28, 2017, in the Northampton County Recorder of Deeds Office in Book 2017-1 at page 160860.

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

No. C-48-CV-2020-06812NORTHAMPTON AREA
SCHOOL DISTRICT

vs.

EDWARD J. ALLEN, JR.

Property Address:

550 IRONWOOD ROAD, WALNUT-
PORT, PA 18066-9663

UPI/Tax Parcel Number:

J3/14/4A/0516

ALL THAT CERTAIN lot, parcel or tract of land located along the easterly side of Ironwood Drive (T-536) in Lehigh Township, Northampton County, Pennsylvania, shown as Lot 1 and 1A on the Subdivision Plan for Edwin L. Palansky, recorded in Map Book 1995-5 at page 117.

TITLE TO SAID PREMISES is vested in Edward J. Allen, Jr., by deed from Richard Hulsizer and Rita Hulsizer, said deed recorded on

March 23, 2015, in the Northampton County Recorder of Deeds Office in Book 2015-1 at page 44091.

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

No. C-48-CV-2021-01570

CITY OF BETHLEHEM

vs.

REUBEN SOTO, LISA SOTO

Property Address:

3440 CORNELL ROAD,
BETHLEHEM, PA 18020

UPI/Tax Parcel Number:

M7NE4/4/3/0205

ALL THAT CERTAIN lot or parcel of ground situate in Bethlehem Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Reuben Soto and Lisa Soto by deed from Kenneth J. Yeager and Brenda A. Yeager, said deed recorded on May 19, 2003, in the Northampton County Recorder of Deeds Office in Book 2003-1 at page 180915.

THEREON BEING ERECTED a split-level single residential dwelling with vinyl siding and brick exterior, shingle roof and attached one-car garage.

No. C-48-CV-2021-02794

FIRST AMERICAN TRUST LLC

vs.

ARTHUR R. WEEKS,
JENNIFER WEEKS

Property Address:

2698 FREEMANSBURG AVE.,
EASTON, PA 18045

UPI/Tax Parcel Number:

M9NW/11/1/0324

ALL THAT CERTAIN tract or parcel of land situate in Palmer Township, Northampton County, Pennsylvania, being Lots Nos. 14 and 15 on a map of "Treadwell Terrace" made by A. D.

Chidsey, Jr., C. E., and recorded in the Northampton County Recorder of Deeds Office in Map Book 4 at page 22.

TITLE TO SAID PREMISES is vested in Arthur R. Weeks and Jennifer Weeks, husband and wife, as tenants by the entirety, by deed from Arthur R. Weeks, a married man, said deed recorded on November 29, 2004, in the Northampton County Recorder of Deeds Office in Book 2004-1 at page 460474.

THEREON BEING ERECTED a two-story single residential dwelling with brick exterior, shingle roof and detached one-car garage.

No. C-48-CV-2021-02947

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

vs.

JOSEPH JASNIEWICZ

Property Address:

791 NAZARETH PIKE, NAZARETH,
PA 18064

UPI/Tax Parcel Number:

K7NE4/1/2/0418

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

TITLE TO SAID PREMISES is vested in Joseph Jasniewicz and Debra L. Jasniewicz, husband and wife, by deed from Donald A. Meinhart and Joanne M. Meinhart, husband and wife, said deed recorded on June 9, 1989, in the Northampton County Recorder of Deeds Office in Book 771 at page 372.

The said Debra L. Jasniewicz is deceased and by operation of law title the property vested solely in Joseph Jasniewicz.

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

No. C-48-CV-2021-03136

CATASAUQUA AREA
SCHOOL DISTRICT

vs.

MOYER CONSTRUCTION LLC

Property Address:

1104 RAILROAD STREET,
NORTH CATASAUQUA, PA 18032

UPI/Tax Parcel Number:

M4SE4D/9/5/0923

ALL THAT CERTAIN message, tenement and lot or piece of ground in North Catasauqua Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Moyer Construction, LLC, by deed from Milagros Candelaria, said deed recorded on March 13, 2019, in the Northampton County Recorder of Deeds Office in Book 2019-1 at page 43275.

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

No. C-48-CV-2021-05171

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

vs.

VERONIQUE CUSANO a/k/a
VERONIQUE C. CUSANO

Property Address:

6640 MAIN STREET, MARTINS
CREEK, PA 18063

UPI/Tax Parcel Number:

H10NW1/9/5/0317

ALL THAT CERTAIN property situated in Lower Mount Bethel Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Barry M. Cusano, Jr., and Veronique C. Cusano, husband and wife, by deed from Samuel Lavalva and Kelly M. Lavalva, husband and wife, said deed recorded on August 9, 2005, in the Northampton County

Recorder of Deeds Office in Book 2005-1 at page 301885. And the said Barry M. Cusano, Jr., died on May 31, 2020, whereby title became vested solely in Veronique C. Cusano.

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

No. C-48-CV-2021-08200

U.S. BANK NATIONAL
ASSOCIATION ET AL.

vs.

EDWARD A. DISBROW

Property Address:

129 A STREET, BANGOR, PA
18013

UPI/Tax Parcel Number:

E9NE1A/4/7/0102

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

TITLE TO SAID PREMISES is vested in Edward A. Disbrow by deed from Charles Petersen and Anthony Malinowski, said deed recorded on January 16, 2015, in the Northampton County Recorder of Deeds Office in Book 2015-1 at page 8842.

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

No. C-48-CV-2022-01435

THE BANK OF NEW YORK
MELLON TRUST COMPANY NA

vs.

BARBARA A. WAGNER

Property Address:

1154 ARCADIA STREET,
BETHLEHEM, PA 18018

UPI/Tax Parcel Number:

N6SE3B/22/5/0204

ALL THAT CERTAIN message or tenement and lot or piece of land situate in Bethlehem City, Northampton County, Pennsylvania, being Lot

53, Block 2400, on a certain plan entitled "Map of the United State Housing Corporation of Pennsylvania, Project No. 24, Pembroke Village, Bethlehem, Pennsylvania, Section 1, May 1, 1920", said plan recorded in Map Book 9 at page 1, and also more particularly shown by sub-division map of said Block 2400 recorded in Map Book 9 at page 6.

TITLE TO SAID PREMISES is vested in Barbara A. Wagner by deed from Clayton R. Wagner and Barbara A. Wagner, husband and wife, said deed recorded on October 2, 1984, in the Northampton County Recorder of Deeds Office in Book 671 at page 548.

THEREON BEING ERECTED a two-story half-double residential dwelling with brick exterior, shingle roof and detached three-car garage.

No. C-48-CV-2022-01901

U.S. BANK TRUST NATIONAL
ASSOCIATION ET AL.

vs.

SHIRLEY A. SCHANEBERGER

Property Address:

1420 FERRY STREET, EASTON,
PA 18042

UPI/Tax Parcel Number:

L9SW2C/11/4/0310

ALL THAT CERTAIN messuage, tenement and lot or piece of ground situate on the southerly side of Ferry Street in Easton City, Northampton County, Pennsylvania, as shown on a survey plan prepared by Kenneth R. Hahn, P.L.S., Drawing No. 87-69, dated April 28, 1987.

TITLE TO SAID PREMISES is vested in Shirley A. Schaneberger by deed from Thomas Lynn, said deed recorded on July 3, 2014, in the Northampton County Recorder of Deeds Office in Book 2014-1 at page 110370.

THEREON BEING ERECTED two-story single residential dwelling with vinyl siding, 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.

RICHARD H. JOHNSTON

Sheriff

Northampton County,
Pennsylvania

DAVID J. CERAUL, ESQUIRE
Solicitor to the Sheriff

Sept. 15, 22, 29