

**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, DALE R.,** dec'd.

Late of Lower Nazareth Township, Northampton County, PA  
Executrix: Marie B. Brzowski c/o Tara A. Eckels, Esquire, 4510 Bath Pike, Suite 201, Bethlehem, PA 18017

Attorney: Tara A. Eckels, Esquire, 4510 Bath Pike, Suite 201, Bethlehem, PA 18017

**BODDEN, DONALD OWEN,** dec'd.

Late of Easton, Northampton County, PA  
Executor: Wayde Charlton Bodden c/o Theodore R. Lewis, Esquire, Lewis and Walters, 46 S. 4th Street, P.O. Box A, Easton, PA 18044-2099

Attorneys: Theodore R. Lewis, Esquire, Lewis and Walters, 46 S. 4th Street, P.O. Box A, Easton, PA 18044-2099

**DARWIN, JAMES R.,** dec'd.

Late of the City of Easton, Northampton County, PA

Administratrix: Katharyn A. Darwin c/o Theresa Hogan, Esquire, 340 Spring Garden Street, Easton, PA 18042

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

**FINDLEY, JANICE MARIE,** dec'd.

Late of the Township of Forks, Northampton County, PA

Administrator: Michel Doris Duggar c/o Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045

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

**KRYSIUK, TIMOTHY M.,** dec'd.

Late of Walnutport, Northampton County, PA

Co-Executors: Kymber Lee Krysiuk and Jess M. Krysiuk c/o Michael D. Recchiuti, Esquire, 60 West Broad Street, Suite 303, Bethlehem, PA 18018

Attorney: Michael D. Recchiuti, Esquire, 60 West Broad Street, Suite 303, Bethlehem, PA 18018

**MARTON, PATRICIA,** dec'd.

Late of Northampton County, PA  
Administratrix: Candice M. Romano, 38 Clinton Ave, Budd Lake, NJ 07828

Attorney: Michael L. Daiello, Esquire, 2 W. Market St., West Chester, PA 19382

**MERTUS, LOUIS JOSEPH,** dec'd.

Late of Township of Bethlehem, Northampton County, PA

Executor: Louis John Mertus 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

**WESSEL, LAURINDA**, dec'd.

Late of the Township of Washington, Northampton County, PA

Executor: Brian Cyrus Kehnemuyi, 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

**YEAKEL, ALICE R.**, dec'd.

Late of the Borough of Nazareth, Northampton County, PA

Executor: Edwin Elwood Yeakel 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

**SECOND PUBLICATION****DERBYSHIRE, VIRGINIA W.**, dec'd.,

Late of Hellertown, Northampton County, PA

Executor: Alexander George Eysymontt c/o Ron R. Miller, Esquire, Ashby Law Offices, LLC, 314 West Broad Street, Suite 118, Quakertown, PA 18951

Attorneys: Ron R. Miller, Esquire, Ashby Law Offices, LLC, 314 West Broad Street, Suite 118, Quakertown, PA 18951

**GRAHAM, PHILIP C.**, dec'd.,

Late of Moore Township, Northampton County PA

Administrator: Carl Graham  
Attorneys: Michelle M. Forsell, Esquire, Crosson & Richetti, LLC, 570 Main Street, Pennsburg, PA 18073

**GRUVER, HARVEY R.**, dec'd.,

Late of the Township of Bushkill, Northampton County, PA

Executrix: Denise A. Gruver 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

**HEBELKA, ROBERT, J.**, dec'd.,

Late of Northampton, Northampton County, PA

Administratrix: Judith Hebelka Spanos c/o Dolores A. Laputka, Esquire, Norris McLaughlin, P.A., 515 W. Hamilton St., Ste. 502, Allentown, PA 18101

Attorneys: Dolores A. Laputka, Esquire, Norris McLaughlin, P.A., 515 W. Hamilton St., Ste. 502, Allentown, PA 18101

**HELLER, MAURICE C.**, dec'd.,

Late of the Borough of Nazareth, Northampton County, PA

Executrix: Katherine Louise Heller 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

**KEESLER, PHYLLIS M.**, dec'd.,

Late of the Borough of Bangor, Northampton County, PA

Executors: Phyllis Marie Clause and Theodore W. Keesler

Attorney: David J. Ceraul, Esquire, 22 Market Street, P.O. Box 19, Bangor, PA 18013-0019

**KING, JANE C.**, dec'd.,

Late of Hanover Township, Northampton County, PA

Executrix: Elizabeth Robinson King c/o Kevin J. Kelleher, Esquire, BJSK Law Office, 901

West Lehigh Street, Bethlehem,  
PA 18018

Attorneys: Kevin J. Kelleher,  
Esquire, BJSK Law Office, 901  
West Lehigh Street, Bethlehem,  
PA 18018

**LOIKITS, JOHN D., SR.**, dec'd.,  
Late of Hellertown, Northampton  
County, PA

Executor: John D. Loikits, Jr.  
a/k/a John Daniel Loikits, Jr.  
c/o Sally L. Schoffstall, Esquire,  
Schoffstall, Elder Law, 2987  
Corporate Court, Suite 200,  
Orefield, PA 18069

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

**MINDLER, SARA JANE**, dec'd.,  
Late of Hellertown, Northampton  
County, PA

Executor: Daniel John Mindler  
Attorneys: Wendy J. Ashby,  
Esquire, Ashby Law Offices, LLC,  
314 West Broad Street, Suite  
118, Quakertown, PA 18951

**SCHEIRER, BARBARA ANN**,  
dec'd.,

Late of the Borough of Wilson,  
Northampton County, PA

Executor: Robert Walter Scheirer  
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

**SNYDER, LOUISE E.**, dec'd.,

Late of the Township of  
Bethlehem, Northampton  
County, PA

Executor: Charles F. Snyder, III,  
1036 Jacobsburg Rd., Wind  
Gap, PA 18091

Attorney: Karl F. Longenbach,  
Esquire, 425 W. Broad Street,  
Bethlehem, PA 18018

**SUSPECK, BARBARA J.**, dec'd.,  
Late of the City of Bethlehem,  
Northampton County, PA  
Executrix: Sheri E. Helfrich 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

**SUSPECK, JAMES R.**, dec'd.,  
Late of the City of Bethlehem,  
Northampton County, PA  
Executrix: Sheri E. Helfrich 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

### **THIRD PUBLICATION**

**DEUERLING, JOAN A.**, dec'd.

Late of the Township of Hanover,  
Northampton County, PA

Administratrix: Michelle Anne  
Deuerling

Attorneys: Gladys E. Wiles,  
Esquire, Snyder & Wiles, P.C.,  
7731 Main Street, Fogelsville, PA  
18051

**GENAY, LEON PETER**, dec'd.

Late of Forks Township, North-  
ampton County, PA

Executrix: Yvonne E. Shands  
c/o Zachary Zawarski, Esquire,  
3001 Easton Avenue, Bethlehem,  
PA 18017

Attorney: Zachary Zawarski,  
Esquire, 3001 Easton Avenue,  
Bethlehem, PA 18017

**GRUCELA, BERYL L.,** dec'd.

Late of the Borough of Wilson,  
Northampton County, PA  
Executor: David Thomas Grucela  
c/o Theresa Hogan, Esquire, 340  
Spring Garden Street, Easton,  
PA 18042

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

**KARC, STANLEY J.,** dec'd.

Late of the Borough of North-  
ampton, Northampton County,  
PA

Co-Executors: Anthony Mark  
Karc and Kathleen F. Janny 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

**KILBANKS, ROBERT DANIEL,**  
dec'd.

Late of the Township of Forks,  
Northampton County, PA

Administratrix: Susan K.  
Kilbanks c/o Daniel E. Cohen,  
Esquire, Hof & Reid, LLC, 3101  
Emrick Blvd., Suite 205,  
Bethlehem, PA 18020

Attorneys: Daniel E. Cohen,  
Esquire, Hof & Reid, LLC, 3101  
Emrick Blvd., Suite 205,  
Bethlehem, PA 18020

**KIRK, WAYNE J.,** dec'd.

Late of Bethlehem, Northampton  
County, PA

Executrices: Lauren Ashley Kirk  
and Sarah Lindsey Kirk  
Attorneys: Gladys E. Wiles,  
Esquire, Snyder & Wiles, P.C.,  
7731 Main Street, Fogelsville, PA  
18051

**KOONS, WILLIAM M., JR.,** dec'd.

Late of the Township of Hanover,  
Northampton County, PA

Administratrix: Victoria Katelin  
Frings 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

**MARTIN, GEORGE M., II,** dec'd.

Late of the Township of Moore,  
Northampton County, PA

Administratrix: Jane Martin c/o  
Daniel E. Cohen, Esquire, Hof &  
Reid, LLC, 3101 Emrick Blvd.,  
Suite 205, Bethlehem, PA 18020  
Attorneys: Daniel E. Cohen,  
Esquire, Hof & Reid, LLC, 3101  
Emrick Blvd., Suite 205,  
Bethlehem, PA 18020

**MEYER, THOMAS J.,** dec'd.

Late of Bath, Northampton  
County, PA

Executrix: Angela McAndrew,  
524 Morrison Place, Bath, PA  
18014

Attorney: Lee A. Conrad, Esquire,  
3 North Main Street, Topton, PA  
19562

**MILHULEC, GAYLE,** dec'd.

Late of Easton, Northampton  
County, PA

Administratrix: Cathy Ann  
Solivan 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

**NAUMANN, GEORGE F.,** dec'd.

Late of Bethlehem, Northampton  
County, PA

Trustee: Sharon L. Carty c/o Noonan Law Office, 526 Walnut St., Allentown, PA 18101

Attorneys: Noonan Law Office, 526 Walnut St., Allentown, PA 18101

**PADULA, JOSEPH, dec'd.**

Late of the Township of East Allen, Northampton County, PA  
Administrators: Michael F. Padula and Nellie M. Padula 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

**PASSANTE, FRANCES, dec'd.**

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

Executor: 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

**REITENAUER, DONALD, dec'd.**

Late of Northampton County, PA  
Administrator: Dale Michael Reitenauer c/o Susan N. Denaro, Esquire, Plank Frankowski, 4 Park Plaza, Suite 205, Wyomissing, PA 19610  
Attorney: Susan N. Denaro, Esquire, Plank Frankowski, 4 Park Plaza, Suite 205, Wyomissing, PA 19610

**SAYLOR, LARRY R., dec'd.**

Late of Allen Township, Northampton County, PA

Executor: Brian L. Saylor, 3031 Eisenhower Dr., Northampton, PA 18067

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

**YANEK, JOANNE J., dec'd.**

Late of Catasauqua, Northampton County, PA

Executor: Joseph John Yanek 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

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**NOTICE OF NONPROFIT  
INCORPORATION**

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, pursuant to the provisions of the Nonprofit Corporation Law of the Commonwealth of Pennsylvania, Act of December 21, 1988, P.L. 1444, No. 177, as amended, by the following nonprofit corporation:

**GRONER FAMILY FOUNDATION**

The corporation is organized for charitable purposes.

TIMOTHY J. DUCKWORTH,  
ESQUIRE

MOSENACH, FUNT, DAYTON, &  
DUCKWORTH, P.C.

2045 Westgate Drive  
Suite 404

Bethlehem, PA 18017

Sept. 18

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**NOTICE OF DISSOLUTION**

NOTICE IS HERBY GIVEN that the directors of **MYERS VETERINARY CLINIC, INC.,** a Pennsylvania corporation, with an address at 496 Willow Road, Walnutport, PA 18088, have approved a proposal that the

corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 5971 of the Pennsylvania Business Corporation Law of 1988.

KARLEY J. SEBIA, ESQUIRE  
KING, SPRY, HERMAN, FREUND &  
FAUL, LLC

One West Broad Street  
Suite 700  
Bethlehem, PA 18018

Sept 18

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**IN THE COURT OF COMMON  
PLEAS OF  
NORTHAMPTON COUNTY**  
EMINENT DOMAIN PROCEEDING  
IN REM  
IN RE: CONDEMNATION BY THE  
COMMONWEALTH OF  
PENNSYLVANIA, DEPARTMENT OF  
TRANSPORTATION, OF THE  
RIGHT-OF-WAY FOR STATE  
ROUTE 0512, SECTION 05B IN  
THE BOROUGH OF BANGOR  
**NO.: C-48-CV-2025-08674 TERM**  
NOTICE OF CONDEMNATION  
AND DEPOSIT OF ESTIMATED  
JUST COMPENSATION

NOTICE IS HEREBY GIVEN that the Commonwealth of Pennsylvania, by the Secretary of Transportation, whose address is the Commonwealth of Pennsylvania, Department of Transportation, Office of Chief Counsel, Real Property Division, Commonwealth Keystone Building, Harrisburg, Pennsylvania 17120, pursuant to the provisions of Section 2003(e) of the Administrative Code of 1929, P.L. 177, 71 P.S. 513(e), as amended, has filed on September 5, 2025 a Declaration of Taking to the above term and number, condemning the property shown on the plans of the parcels listed on the Schedule of Property Condemned which have

been recorded in the Recorder's Office of the above county at the places indicated on the said schedule. The name(s) of the owner(s) of the property interest(s) condemned is (are) also shown on the aforesaid Schedule. The Secretary of Transportation, on behalf of himself/herself and the Governor has approved the within condemnation by signing on March 7, 2024 a plan entitled "Drawings Authorizing Acquisition of Right-of-Way for State Route 0512 Section 05B R/W in Northampton County", a copy of which plan was recorded in the Recorder's Office of the aforesaid county on February 25, 2025, in Map Book 2025-5 Page 113. The aforesaid plan was reauthorized by signature of the Secretary of Transportation on March 12, 2025, a copy of which plan was filed in the aforesaid County Recorder's Office in Map Book 2025-5 Page 349 on May 30, 2025.

The purpose of the condemnation is to acquire property for transportation purposes.

Plans showing the property condemned from the parcels listed on the Schedule of Property Condemned have been recorded in the aforesaid Recorder's Office at the places indicated on the Schedule, where they are available for inspection. The Property Interest thereby condemned is designated on the Declaration of Taking heretofore filed. The Commonwealth of Pennsylvania is not required to post security, inasmuch as it has the power of taxation.

Because the identity or the whereabouts of the condemnee(s) listed below is (are) unknown or for other reasons he (they) cannot be served, this notice is hereby published in accordance with Section 305(b) of the Eminent Domain Code (26 Pa.C.S. §305(b)).

Claim No., Parcel No., Name, Address.

4800448000, 3, Trogon Development, LLC, Ronald Duwayne Froh, Member Northwest Registered Agent Service, Inc, 6545 Market Ave, North Suite 100, Canton, OH 44721.

The power or right of the Secretary of Transportation of the Commonwealth of Pennsylvania to appropriate the property condemned, the procedure followed by the Secretary of Transportation or the Declaration of Taking may be challenged by filing preliminary objections within thirty (30) days of the date of this notice.

FURTHERMORE, NOTICE IS GIVEN THAT the Commonwealth of Pennsylvania, Department of Transportation, pursuant to Section 522 of the Eminent Domain Code (26 Pa.C.S. §522), will, at the end of the above-referenced thirty (30) day time period within which to file preliminary objections to the Declaration of Taking, present a petition to the Court of Common Pleas of the above county to deposit into court the just compensation estimated by the Commonwealth to be due all parties in interest for damages sustained as the result of the condemnation of the property herein involved.

The petition to deposit estimated just compensation may not be presented to the court if the owner(s) of the property herein involved inform the District Right-of-Way Administrator of the District noted below of their existence and/or whereabouts prior to the expiration of the noted period. After estimated just compensation has been deposited into court, the said monies may be withdrawn by the persons entitled thereto only upon petition to the court. If no petition is presented within a period of six years

of the date of payment into court, the court shall order the fund or any balance remaining to be paid to the Commonwealth without escheat.

/s/Timothy K. Kramer  
For Kenneth S. Kutchinsky  
District Right-of-Way  
Administrator  
Engineering District 5-0  
Pennsylvania Department  
of Transportation

Sept 18

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

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on OCTOBER 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  
(#2 OCT/2025)**

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", 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, 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 dwelling with vinyl siding, shingle roof and detached two-car garage.

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**No. C-48-CV-2019-11858**  
**(#7 OCT/2025)**

J. P. MORGAN MORTGAGE TRUST  
2006-A1 ET AL.

vs.

CARLOS M. ORTIZ, JR.,  
RAHMIENEH KHALILI, UNITED  
STATES OF AMERICA

***Property Address:***

2065 Quail Court, Bethlehem, PA  
18015

***UPI/Tax Parcel Number:***

Q6/6/3B-5/0719

ALL THAT CERTAIN lot or parcel of ground, together with the improvements erected thereon, situate in Lower Saucon Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Carlos M. Ortiz, Jr., and Rahmieneh Khalili, as tenants in common, by deed from Jeffrey Crocus and Gayle Trauger, as joint tenants with rights of survivorship and not as tenants in common, said deed recorded on November 15, 2005, in the Northampton County Recorder of Deeds office in Book 2005-1 at page 454984.

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

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**No. C-48-CV-2021-08343**  
**(#11 OCT/2025)**

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 two-story Cape Cod-style single residential dwelling with brick exterior and slate roof.

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**No. C-48-CV-2022-03451**  
**(#15 OCT/2025)**

TOWNSHIP OF PALMER

vs.

HENRY VIVAS

***Property Address:***

140 Applewood Drive, Easton, PA  
18045

***UPI/Tax Parcel Number:***

M9SW1/33/9/0324

ALL THAT CERTAIN lot or piece of ground, with improvements thereon erected, situate on the north side of Applewood Drive in Palmer Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Henry Vivas by deed from Christian Schneider and Rita J. Filowitz, said deed recorded on October 22, 2014, in the Northampton County Recorder of Deeds office in Book 2014-1 at page 185731.

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

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**No. C-48-CV-2023-04195  
(#5 OCT/2025)**

U.S. BANK TRUST NATIONAL  
ASSOCIATION ET AL.

vs.

JANET L. GROFF,  
MATTHEW K. GROFF

***Property Address:***

4602-4604 South Delaware Drive,  
Easton, PA 18040

***UPI/Tax Parcel Number:***

J10NW1/3/3/0117

ALL THAT CERTAIN parcel, tract or piece of land situate in Lower Mount Bethel Township, Northampton County, Pennsylvania, bounded and described according to a survey and Map No. 1230, dated August 28, 1981, by Richard T. Rutt, Consulting Engineers and Land Surveyors.

TITLE TO SAID PREMISES is vested in Janet L. Groff and Matthew K. Groff, as joint tenants with the right of survivorship, by deed from Janet L. Groff, said deed recorded on June 2, 2020, in the Northampton County Recorder of Deeds office in Book 2020-1 at page 118667.

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

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**No. C-48-CV-2023-06222  
(#19 OCT/2025)**

NORTHAMPTON AREA SCHOOL  
DISTRICT

vs.

MELISSA M. BABYAK

***Property Address:***

2806 Valley View Drive, Bath, PA  
18014

***UPI/Tax Parcel Number:***

H5/22/14G/0520

ALL THAT CERTAIN tract or piece of land situate in Moore Township, Northampton County, Pennsylvania, and known as Lot #9 of Walker Terrace as recorded in Map Book 30 at page 29.

TITLE TO SAID PREMISES is vested in Melissa M. Babyak by deed from Richard M. Babyak, said deed recorded on March 13, 2014, in the Northampton County Recorder of Deeds office in Book 2014-1 at page 40363.

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

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**No. C-48-CV-2023-09547  
(#1 OCT/2025)**

FREEDOM MORTGAGE  
CORPORATION

vs.

ROBERT J. TALAMINI, KNOWN  
HEIR OF CYNTHIA BELL,  
DECEASED, THOMAS A.  
FARINELLA, KNOWN HEIR OF  
CYNTHIA BELL, DECEASED,  
UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS AND ALL PERSONS,  
FIRMS OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR  
INTEREST FROM OR UNDER  
CYNTHIA BELL, DECEASED

***Property Address:***

5466 Nor Bath Boulevard,  
Northampton, PA 18067

***UPI/Tax Parcel Number:***

L5NW3/4/4/0508

ALL THAT CERTAIN lot or piece of ground situate on the south side of a concrete highway leading from Northampton Borough to Bath Borough in East Allen Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Cynthia Ann Bell by deed from David M. Donelson, said deed

recorded on September 15, 2020, in the Northampton County Recorder of Deeds office in Book 2020-1 at page 226710. The said Cynthia Ann Bell passed away on or about January 5, 2025.

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

**No. C-48-CV-2024-09643  
(#22 OCT/2025)**

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

vs.

LEIGH A. MORSE a/k/a LEIGH  
MORSE, SIGMUND BATRUK

**Property Address:**

1980 River Road, Mount Bethel,  
PA 18343

**UPI/Tax Parcel Number:**

E12/5/6/0131

ALL THAT CERTAIN tract or parcel of land located in Upper Mount Bethel Township, Northampton County, Pennsylvania.

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

**Property Address:**

River Road, Mount Bethel, PA  
18343

**UPI/Tax Parcel Number:**

E12/7/7/0131

ALL THAT CERTAIN tract or parcel of land located in Upper Mount Bethel Township, Northampton County, Pennsylvania.

THEREON BEING vacant land.

TITLE TO BOTH PARCELS is vested in Leigh A. Morse and Sigmund Batruk by deed from Thomas Pysher, Executor of the Estate of Kathleen V. Pysher, deceased, said deed recorded on September 1, 2004, in the

Northampton County Recorder of Deeds office in Book 2004-1 at page 343988.

**No. C-48-CV-2024-09833  
(#9 OCT/2025)**

LLACG COMMUNITY  
INVESTMENT FUND

vs.

ESTATE OF ANNA P. BUTZ,  
ANNAMARIE PENCE, KNOWN  
HEIR OF THE ESTATE OF ANNA P.  
BUTZ, UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS,  
REPRESENTATIVES, DEVISES  
AND ALL PERSONS, FIRMS OR  
ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR  
UNDER THE ESTATE OF ANNA P.  
BUTZ, DECEASED

**Property Address:**

223 Oak Avenue, Pen Argyl, PA  
18072

**UPI/Tax Parcel Number:**

D9SW1/2/2/0134

ALL THAT CERTAIN lot situate in Washington Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Franklin W. Butz and Anna P. Butz, husband and wife, as tenants by the entireties, by deed from Frank Butz a/k/a Franklin W. Butz, and Anna Butz a/k/a Anna P. Butz f/k/a Anna Palma, husband and wife, Susie Palma, a single person, and Susie Palma, Executrix of the Estate of Mary Palma, deceased, said deed recorded on September 11, 2007, in the Northampton County Recorder of Deeds office in Book 2007-1 at page 333642. The said Franklin W. Butz departed this life intestate on June 30, 2018, vesting title with his surviving spouse, Anna P. Butz, by operation of law. And the said Anna P. Butz departed this life intestate on or about March 1, 2022.

THEREON BEING ERECTED a one-story ranch-style single residential dwelling with aluminum siding, slate roof, detached two-car garage and shed.

**No. C-48-CV-2024-10499**  
**(#8 OCT/2025)**

LLACG COMMUNITY INVESTMENT  
 FUND

vs.

ESTATE OF ALIDA F. RODRIGUEZ,  
 DEBORAH L. KANE, KNOWN HEIR  
 OF THE ESTATE OF ALIDA F.

RODRIGUEZ, DONNA L.  
 CANTALUPO, KNOWN HEIR OF  
 THE ESTATE OF ALIDA F.  
 RODRIGUEZ, DENISE M. SOLT,  
 KNOWN HEIR OF THE ESTATE OF  
 ALIDA F. RODRIGUEZ, UNKNOWN  
 HEIRS, SUCCESSORS, ASSIGNS,  
 REPRESENTATIVES, DEVISES  
 AND ALL PERSONS, FIRMS OR  
 ASSOCIATIONS CLAIMING RIGHT,  
 TITLE OR INTEREST FROM OR  
 UNDER THE ESTATE OF ALIDA F.  
 RODRIGUEZ, DECEASED

**Property Address:**

416 Avon Street, Easton, PA  
 18045

**UPI/Tax Parcel Number:**

M8NE1/8/6/0324

ALL THAT CERTAIN tract or parcel of land situate, lying and being in Palmer Township, Northampton County, Pennsylvania, and known as the northerly twenty (20) feet of Lot No. 32, Lot No. 33 and Lot No. 34 on a certain map or plan entitled "Westlawn" recorded in Map Book 2 at page 103.

TITLE TO SAID PREMISES is vested in Hector J. Rodriguez and Alida F. Rodriguez, his wife, by deed from Nathan Pisarev and Rose Pisarev, his wife, and George Horvath, widower, said deed recorded on November 24, 1965, in the Northampton County Recorder of Deeds office

in Book 258 at page 139. The said Hector J. Rodriguez departed this life intestate on or about November 7, 1993, vesting title with his surviving spouse Alida F. Rodriguez. And the said Alida F. Rodriguez departed this life intestate on or about January 18, 2022.

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

**No. C-48-CV-2024-11520**  
**(#24 OCT/2025)**

BANK OF NEW YORK MELLON  
 f/k/a BANK OF NEW YORK ET AL.  
 vs.

CHRISTOPHER RABER,  
 JENNIFER R. RABER

**Property Address:**

2505 Hermitage Avenue, Easton,  
 PA 18045

**UPI/Tax Parcel Number:**

L8NE3/2/5/0324

ALL THAT CERTAIN lot or piece of ground, with a single frame dwelling erected thereon, situate in Palmer Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Jennifer R. Raber and Christopher Raber, wife and husband, by deed from Scott S. Pursell and Jamie L. Lair n/b/m Jamie L. Pursell, husband and wife, said deed recorded on April 7, 2005, in the Northampton County Recorder of Deeds office in Book 2005-1 at page 125192.

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

**No. C-48-CV-2024-11927**  
**(#3 OCT/2025)**

NAVY FEDERAL CREDIT UNION  
 vs.

TONY T. ANDERSON

**Property Address:**

2224 Alex Road, Easton, PA 18040

**UPI/Tax Parcel Number:**

K9/10/666/0311

ALL THAT CERTAIN unit or piece of ground situate in Forks Township, Northampton County, Pennsylvania, as established by the Declaration of Hillside Planned Community recorded November 15, 2018.

TITLE TO SAID PREMISES is vested in Tony T. Anderson by deed from NVR, Inc., said deed recorded on January 17, 2020, in the Northampton County Recorder of Deeds office in Book 2020-1 at page 012499.

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

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**No. C-48-CV-2024-12338  
(#20 OCT/2025)****CARRINGTON MORTGAGE  
SERVICES, LLC**

vs.

**JANE M. RACE,  
UNITED STATES OF AMERICA****Property Address:****2608 Freemansburg Avenue,  
Easton, PA 18045****UPI/Tax Parcel Number:**

M9NW1/11/2/0324

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

TITLE TO SAID PREMISES is vested in Jane M. Race by deed from Ronald H. Olsen, said deed recorded on October 22, 2007, in the Northampton County Recorder of Deeds office in Book 2007-1 at page 385766.

THEREON BEING ERECTED a two-story single residential dwelling with combination brick exterior/vinyl siding, slate roof and detached one-car garage.

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**No. C-48-CV-2025-00200  
(#6 OCT/2025)****CARRINGTON MORTGAGE  
SERVICES, LLC**

vs.

**DAWN P. COX****Property Address:****1444 Lehigh Street, Easton, PA  
18042****UPI/Tax Parcel Number:**

L9SW2C/21/4/0310

ALL THAT CERTAIN messuage and lot of land situate on the south side of Lehigh Street in Easton City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Dawn P. Cox by deed from William O. Cramer and Cindy L. Cramer, husband and wife, said deed recorded on March 23, 2000, in the Northampton County Recorder of Deeds office in Book 2000-1 at page 032772.

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

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**No. C-48-CV-2025-01012  
(#10 OCT/2025)****WELLS FARGO BANK, N.A.**

vs.

**SUSAN M. HEGARTY,  
KENNETH GRUSZCZYNSKI a/k/a  
KENNETH GRUSZCZYNSKI****Property Address:****622 Folk St, Easton, PA 18042****UPI/Tax Parcel Number:**

M9NE2B/2/2/0310

ALL THAT CERTAIN parcel of land, with the dwelling house erected thereon, situate in Easton City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Susan M. Hegarty and Kenneth Gruszczyński, as tenants in common, by deed from Susan M. Hegarty, said deed recorded on October 27, 2008, in the Northampton County Recorder of Deeds office in Book 2008-1 at page 290850.

THEREON BEING ERECTED a two-and-one-half-story single resi-

dential dwelling with combination vinyl siding/stone exterior and shingle roof.

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**No. C-48-CV-2025-02171  
(#23 OCT/2025)**

SERVIS ONE, INC. d/b/a BSI  
FINANCIAL SERVICES

vs.

CLAUDIO DAVID  
ESPIRITUSANTO, MARIELI  
MERCEDES PERALTA RUBEN

***Property Address:***

432 East Kleinhans Street,  
Easton, PA 18042

***UPI/Tax Parcel Number:***

L10SW4D/3/2/0310

ALL THAT CERTAIN lot or piece of ground, with all improvements thereon, situate in Easton City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Claudio David Espiritusanto and Marieli Mercedes Peralta Ruben, as joint tenants with the right

of survivorship, by deed from Gerardo L. Aviles and Jennifer A. Acevedo, said deed recorded on December 9, 2020, in the Northampton County Recorder of Deeds office in Book 2020-1 at page 340173.

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

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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

Sheriff

Northampton County,  
Pennsylvania

ALEXANDRIA J. CROUTHAMEL,  
ESQUIRE

Solicitor to the Sheriff

Sept. 18, 25; Oct. 2