

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**BILLMAN, ROBERT LAMONT,**
dec'd.

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

Executor: Mitchell R. Billman c/o April L. Cordts, Esquire, P.O. Box 20005, Lehigh Valley, PA 18002-0005

Attorney: April L. Cordts, Esquire, P.O. Box 20005, Lehigh Valley, PA 18002-0005

BUCCI, JOAN M., dec'd.

Late of the town of Nazareth, Northampton County, PA

Co-Executors: Barbara Osborn and Carol Mantoni 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

LOGAN, MICHAEL W. a/k/a MICHAEL WILLIAM LOGAN,
dec'd.

Late of Easton, Northampton County, PA

Executrix: Jennifer Anne Holdorff c/o Sally L. Schoffstall, Esquire, Schoffstall Elder Law, 2987 Corporate Court, Suite 200, Orefield, PA 18069

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

PETRUNY, NANCY, dec'd.

Late of Bethlehem, Northampton County, PA

Executor: Michael F. Petruny c/o Michael F. Corriere, Esquire, Corriere and Andres, LLC, 433 East Broad Street, P.O. Box 1217, Bethlehem, PA 18016-1217

Attorneys: Michael F. Corriere, Esquire, Corriere and Andres, LLC, 433 East Broad Street, P.O. Box 1217, Bethlehem, PA 18016-1217

SASZI, PATRICIA E., dec'd.

Late of the Borough of Wind Gap, Northampton County, PA

Executrix: Sharon M. Sauerzopf 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

STUETTGEN, EDDIE ANTON,
dec'd.

Late of Nazareth, Northampton County, PA

Administrator: Eric W. Stuetzgen 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

TURK, BARBARA M., dec'd.

Late of Walnutport, Northampton
County, PA

Executors: Brian W. Turk and
Lynnette K. Wayda c/o Yary L.
Ledee de Leon, Esquire, Shulman
Law Office PC, 1935 Center
Street, Northampton, PA 18067
Attorneys: Yary L. Ledee de Leon,
Esquire, Shulman Law Office PC,
1935 Center Street,
Northampton, PA 18067

SECOND PUBLICATION

BECK, DARRELL V., dec'd.

Late of Bethlehem, Northampton
County, PA

Executrix: Cynthia Ann Beck
Deppe 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

BRODT, SANDRA J., dec'd.

Late of the Borough of Portland,
Northampton County, PA

Executor: Neil Clark Brodt, Jr.,
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

FINLAYSON, CHRISTOPHER M.,
dec'd.

Late of Wind Gap, Northampton
County, PA

Co-Executors: Matthew Paul
Finlayson, 1576 Weavers Ln.,
Hellertown, PA 18055 or Ryan C.
Finlayson, 1539 Pen Argyl Rd.,
Pen Argyl, PA 18072

FRANKETT, LILLIAN B., dec'd.

Late of the Township of
Bethlehem, Northampton
County, PA

Executrix: Sandra Lee Thomas
c/o Theresa Hogan, Esquire, 340
Spring Garden Road, Easton, PA
18042

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

HABECKER, A. LESLIE, dec'd.

Late of Bath, Northampton
County, PA

Personal Representative: Jason
A. Frable

Attorneys: Gina R. Salash,
Esquire, King Spry Herman
Freund & Faul LLC, One West
Broad Street, Suite 700,
Bethlehem, PA 18018

SHAFFER, EDWIN H., dec'd.

Late of the Township of Forks,
Northampton County, PA

The Shafer Family Trust

Trustee: Lisa Dech 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

SWIETZER, WILLIAM F., dec'd.

Late of Easton City, Northampton
County, PA

Administrator: Donald G.
Hannum c/o Jeremy Z. Mittman,
Esq., Law Offices Jeremy Z.
Mittman, 593 Bethlehem Pike,
#10, Montgomeryville, PA 18936

Attorneys: Jeremy Z. Mittman,
Esq., Law Offices Jeremy Z.
Mittman, 593 Bethlehem Pike,
#10, Montgomeryville, PA 18936

TATE, JEAN M., dec'd.

Late of Northampton County, PA

Executrix: Barbara L. Hollenbach
Attorneys: Barbara L.
Hollenbach, Esquire, Norris
McLaughlin, P.A., 515 West
Hamilton Street, Suite 502,
Allentown, PA 18101

THIRD PUBLICATION**CHROMIAK, SALLY KLINE**, dec'd.

Late of 823 Breinigs Lane,
Borough of North Catasauqua,
Northampton County, PA
Administrator c.t.a.: David M.
Roth, Esquire, The Roth Law
Firm, 1236 North Fifth Street,
Allentown, PA 18102

DEIBEL, HENRY WILLIAM, III,
dec'd.

Late of the Township of Upper
Mount Bethel, Northampton
County, PA
Co-Executors: Glenna M.D.
Warren, 75 Locust Lake Road,
Blairstown, NJ 07825 and/or
Jeff H. Deibel, 491 Mt. Bethel
Road, Oxford, NJ 07863
Attorneys: Ronold J. Karasek,
Esquire, Karasek Law Offices,
LLC, 641 Market Street, Bangor,
PA 18013

ERDO, JEFFREY L., dec'd.

Late of Easton, Northampton
County, PA
Administratrix: Sherri L. Frasier
c/o Steven B. Molder, Esquire,
904 Lehigh St., Easton, PA
18042
Attorney: Steven B. Molder,
Esquire, 904 Lehigh St., Easton,
PA 18042

FERMIN, BLAS, dec'd.

Late of Bethlehem, Northampton
County, PA
Administratrix: Arlyn Fermin
Clase c/o Rebecca Torres,
Esquire, 432 N. 7th Street,
Allentown, PA 18102
Attorney: Rebecca Torres,
Esquire, 432 N. 7th Street,
Allentown, PA 18102

FLEMING, ERMA JEANNETTE,
dec'd.

Late of Bushkill Township,
Northampton County, PA
Executor: Daryn W. Fleming,
419 E. Moorestown Road, Wind
Gap, PA 18091

FULLER, PETER, dec'd.

Late of Catasauqua Borough,
Northampton County, PA
Administrator: Thomas Boulden,
Esquire, 400 Maryland Dr., P.O.
Box 7544, Ft. Washington, PA
19034-7544

Attorney: Thomas Boulden,
Esquire, Timoney Knox, LLP,
400 Maryland Dr., P.O. Box
7544, Ft. Washington, PA
19034-7544

GRABER, KAREN A., dec'd.

Late of Borough of Hellertown,
Northampton County, PA
Executrix: Susan Graber
Detweiler 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

KREIS, NANCY L., dec'd.

Late of the Township of Upper
Mount Bethel, Northampton
County, PA
Executor: Robert Frank Kreis,
P.O. Box 153, Mt. Bethel, PA
18343

Attorneys: Ronold J. Karasek,
Esquire, Karasek Law Offices,
LLC, 641 Market Street, Bangor,
PA 18013

LATSHAW, DONALD L. dec'd.

Late of Walnutport, Northampton
County, PA

Administratrix: Judy A. Latshaw
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

LUTZ, KENNETH R., dec'd.

Late of the City of Easton,
Northampton County, PA
Executrix: Debra Ann Lutz c/o
Law Offices of Lawrence B. Fox,

P.C., 1834 Pennsylvania Avenue, Allentown, PA 18109
Attorneys: Law Offices of Lawrence B. Fox, P.C., 1834 Pennsylvania Avenue, Allentown, PA 18109

MIGLIACCI, LOUIS W., dec'd.

Late of the Township of Forks, Northampton County, PA
Executrix: Lisa Ann Migliacci-Corte c/o Stanley M. Vasiliadis, Esquire, Vasiliadis Pappas Associates LLC, 2551 Baglyos Circle, A-14, Bethlehem, PA 18020
Attorneys: Stanley M. Vasiliadis, Esquire, Vasiliadis Pappas Associates LLC, 2551 Baglyos Circle, A-14, Bethlehem, PA 18020

MIRAKOVITS, PATRICIA M., dec'd.

Late of the Township of Upper Nazareth, Northampton County, PA
Executor: Steven N. Goudsouzian 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

REICHENBACH, CONSTANCE LOUISE a/k/a CONNIE-LOU REICHENBACH, dec'd.

Late of Bethlehem, Northampton County, PA
Executrix: Ann M. Koefer 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

SMITH, JOAN M., dec'd.

Late of the Township of Bethlehem, Northampton County, PA
Executor: Charles George Smith, Jr. c/o Theresa Hogan, Esquire, 340 Spring Garden Street, Easton, PA 18042
Attorney: Theresa Hogan, Esquire, 340 Spring Garden Street, Easton, PA 18042

SMITH, JULIA ANN a/k/a JULIANN SMITH, dec'd.

Late of the Town of New Milford, Litchfield County, CT
Administratrix: Erin Malins Smith c/o Theresa Hogan, Esquire, 340 Spring Garden Street, Easton, PA 18042
Attorney: Theresa Hogan, Esquire, 340 Spring Garden Street, Easton, PA 18042

WILSON, JOHN CHARLES, dec'd.

Late of East Bangor, Northampton County, PA
Executrix: Mary Elizabeth Villiano, 6293 Hower Road, Pen Argyl, PA 18072
Attorneys: Angela M. Stehle, Esquire, Shabbick & Stehle, P.C., 533 Delaware Avenue, Palmerton, PA 18071

WUNDERLY, KAY F., dec'd.

Late of Township of Bushkill, Northampton County, PA
Executrix: Sharon L. Christ 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

**FOREIGN CORPORATION
NOTICE**

NOTICE IS HEREBY GIVEN that **SPORTS NETWORK, INC.** a corporation organized under the laws of the State of Delaware, has registered to do business in the Commonwealth of Pennsylvania

under Chapter 4 of the Pennsylvania Associations Code under the alternate name Sports Network AI, Inc. The address of its principal office is 3385 Buckskin Ln., Danielsville, PA 18038. The address of its registered office in Pennsylvania is 3385 Buckskin Ln., Danielsville, PA 18038, Northampton County.

Sept. 3

NOTICE OF DISSOLUTION

NOTICE IS HEREBY GIVEN that the directors of **T.D.J. ENTERPRISES, INC.**, a Pennsylvania corporation, with an address of 1015 Declaration Drive, Bethlehem, PA 18017, 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 the Pennsylvania Business Corporation Law of 1988, as amended.

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

One West Broad Street
Suite 700
Bethlehem, PA 18018

Sept. 3

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

IN RE: BRYAN MIGUEL JOAQUIN
CASTILLO

No. CV-2026-5769

NOTICE OF NAME CHANGE

NOTICE IS HEREBY GIVEN that on June 22, 2026, Bryan Miguel Joaquin Castillo, filed in the Court of Common Pleas of Northampton County at Docket No. CV-2026-5769, a Petition seeking to change his name to BRYAN MIGUEL JOAQUIN.

The Petition will be presented on October 5, 2026, at 9:00 a.m. in Motions Court of the Northampton County Courthouse, 669 Washington Street, Easton, PA 18042. All parties

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.

JAMES P. MADSEN, ESQUIRE

Attorney I.D. No. 312788

Attorney for the Petitioner

680 Wolf Avenue
Easton, PA 18042
(610) 258-3757

Sept. 3

PUBLIC NOTICE

NORTHAMPTON AREA
SCHOOL DISTRICT

PETITIONS FOR APPROVAL OF
PRIVATE SALE OF LANDS

The Northampton Area School District, Northampton County, Pennsylvania, hereby gives notice of its intention to privately sell two of its properties. Hearings on the School District's Petitions to approve the School District's private sale of land located at (1) 855 Lincoln Avenue, Northampton, Pennsylvania, totaling 0.599 acres and the buildings thereon, and the private sale of land located at (2) 2835 Mountain View Drive, Bath, Pennsylvania, totaling approximately 17.75 acres and the buildings thereon, are scheduled on September 28, 2026, at 9:00 a.m. at the Northampton County Courthouse, 669 Washington Street, Easton, Pennsylvania, in a Courtroom to be assigned.

All interested persons are hereby given notice to attend the hearings, and to offer such testimony and comment in relation to the proposed sale, as they desire. The foregoing is a summary only. Interested parties may review the actual text of the Petitions for Private Sale.

Complete and true copies of the Petitions, captioned IN RE: Petition of Northampton Area School District for Approval of Private Sale of Land Totaling Approximately 0.599 Acres and Buildings Thereon, located at 855

Lincoln Avenue, Northampton, Northampton County, Pennsylvania, No. C-48-CV-2026-08047; and IN RE: Petition of Northampton Area School District for Approval of Private Sale of Land Totaling Approximately 17.75 Acres and Buildings Thereon, located at 2835 Mountain View Drive, Bath, Northampton County, Pennsylvania, No. C-48-CV-2026-08046, are on file and may be examined at the Office of the Prothonotary, Northampton County Courthouse, 669 Washington Street, Easton, Pennsylvania.

KING, SPRY, HERMAN, FREUND &

FAUL LLC

Attorneys and Counselors

One West Broad Street, Suite 700
Bethlehem, PA 18018

By: Joseph R. Kemmerling, Esquire
Attorney-Northampton Area School District.

Sept. 3, 10, 17

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

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on SEPTEMBER 11, 2026, 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-2014-06956
(#24 SEP/2026)**

NORTHAMPTON AREA
SCHOOL DISTRICT

vs.

MARK COLLINS

Property Address:

1290 Smith Gap Road, Bath, PA
18014

UPI/Tax Parcel Number:

G5/2/3A/0520

ALL THAT CERTAIN lot or piece of ground situate in Moore Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Mark Collins by deed recorded on August 11, 2000, in the Northampton County Recorder of Deeds office in Book 2000-1 at page 103620.

THEREON BEING ERECTED a two-story single residential dwelling with wood and stone exterior, single roof and shed.

**No. C-48-CV-2018-03311
(#19 SEP/2026)**

BETHLEHEM AREA
SCHOOL DISTRICT

vs.

JESSICA WALSH

Property Address:

1210 Greenwood Drive,
Bethlehem, PA 18017

UPI/Tax Parcel Number:

N6SW1/3/8/0214

ALL THAT CERTAIN lot or parcel of ground situate along the north side of Greenwood Drive, between Schoenersville Road and Rosewood Drive, in Hanover Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Jessica Walsh by deed recorded on November 26, 2013, in the Northampton County Recorder of Deeds office in Book 2013-1 at page 306258.

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

**No. C-48-CV-2021-02823
(#5 SEP/2026)**

CITIBANK, N.A., ET AL

vs.

JOSEPHINE ANNAN,
KINGSLEY ANYAN

Property Address:

202 Lower Way Road, Easton, PA
18045

UPI/Tax Parcel Number:

K8/15/2-25/0324

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

TITLE TO SAID PREMISES is vested in Josephine Annan by deed recorded on July 21, 2011, in the Northampton County Recorder of Deeds office in Book 2011-1 at page 149899.

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

No. C-48-CV-2021-07423

(#11 SEP/2026)

CITY OF EASTON

vs.

THANH-VAN NGUYEN

Property Address:

38 South 13th Street, Easton, PA
18042

UPI/Tax Parcel Number:

L9SW2B/23/3/0310

ALL THAT CERTAIN lot or piece of land, with a brick dwelling erected thereon, situated in Easton City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Thanh-Van Nguyen and Hue-Thi Nguyen by deed recorded on December 6, 1982, in the Northampton County Recorder of Deeds office in Book 644 at page 402. The said Hue-Thi Nguyen died on January 5, 2011, thereby vesting title solely in Thanh-Van Nguyen.

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

No. C-48-CV-2023-03093

(#23 SEP/2026)

NORTHAMPTON AREA
SCHOOL DISTRICT

vs.

TIM COSTENBADER,
PENNY COSTENBADER

Property Address:

976 South Quince Road, Walnutport, PA 18088

UPI/Tax Parcel Number:

H2/26/11B/0516

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

TITLE TO SAID PREMISES is vested in Tim Costenbader and Penny Costenbader by deed recorded on April 5, 1995, in the Northampton County Recorder of Deeds office in Book 1995-1 at page 28777.

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

No. C-48-CV-2023-05272

(#21 SEP/2026)

NORTHAMPTON AREA
SCHOOL DISTRICT

vs.

LAURA ANNE MUHR,
EXECUTRIX OF THE ESTATE OF
SUZANNE C. MINNICH

Property Address:

2503 Cherryville Road, Northampton, PA 18067

UPI/Tax Parcel Number:

L4NW4D/3/10/0522

ALL THAT CERTAIN messuage, tenement and lot or piece of ground situate on the northeast corner of Twenty-fifth Street and Cherryville Road in the First Ward of Northampton Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Thomas E. Minnich and Suzanne C. Minnich by deed recorded on August 1, 1978, in the Northampton County Recorder of Deeds office in Book 585 at page 884. The said Thomas E. Minnich died on July 13, 2015, whereby title became vested

solely in Suzanne C. Minnich. And the said Suzanne C. Minnich died on March 28, 2018.

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

**No. C-48-CV-2023-09553
(#13 SEP/2026)**

WILSON AREA SCHOOL DISTRICT
vs.

BETHANN MCCARTY

Property Address:

11 Island Park Road, Glendon, PA
18042

UPI/Tax Parcel Number:

M9/20/2/0813

ALL THAT CERTAIN tract of land situate in Glendon Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Bobby McCarty and Bethann McCarty by deed recorded on July 8, 2014, in the Northampton County Recorder of Deeds office in Book 2014-1 at page 111945. The said Bobby McCarty died on August 4, 2019, wherein title became vested solely in Bethann McCarty.

THEREON BEING ERECTED a two-and-one-half-story Colonial-style single residential dwelling with vinyl siding, shingle roof, detached two-car garage and shed.

**No. C-48-CV-2024-00276
(#4 SEP/2026)**

U.S. BANK TRUST NATIONAL
ASSOCIATION, ET AL

vs.

SCOTT T. MARKLEY, KNOWN
HEIR OF JON D. MARKLEY,
DECEASED, SHELICY J. MARKLEY,
KNOWN HEIR OF JON D.
MARKLEY, DECEASED,
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS,
FIRMS OR ASSOCIATIONS

CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER JON
D. MARKLEY, DECEASED

Property Address:

1435 Washington Street, Easton,
PA 18042

UPI/Tax Parcel Number:

L9SW2C/21/13/0310

ALL THAT CERTAIN lot or piece of ground, with the improvements thereon erected, situate on the north side of Washington Street in Easton City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Jon D. Markley and Carol Markley, husband and wife, by deed recorded on September 21, 2004, in the Northampton County Recorder of Deeds office in Book 2004-1 at page 366561. The said Carol Markley departed this life on October 21, 2021. And the said Jon D. Markley departed this life on May 24, 2024.

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

**No. C-48-CV-2024-00561
(#10 SEP/2026)**

BETHLEHEM AREA
SCHOOL DISTRICT
vs.

JP GORIGOITIA PROPERTY
INVESTMENT, LLC

Property Address:

500 Seneca Street, Bethlehem, PA
18015-1440

UPI/Tax Parcel Number:

P6SW2B/15/11/0204

ALL THAT CERTAIN lot or piece of ground situate in Bethlehem City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in JP Gorigoitia Property Investment, LLC, by deed recorded on April 30, 2021, in the Northampton County Recorder of Deeds Office in Book 2021-1 at Page 153243.

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

**No. C-48-CV-2024-02145
(#15 SEP/2026)**

NORTHAMPTON BOROUGH

vs.

TROY PRUZINSKY

Property Address:

1901 Hokendauqua Avenue,
Northampton, PA 18067

UPI/Tax Parcel Number:

L4SW2D/11/9/0522

ALL THAT CERTAIN message, tenement and piece or parcel of land situate in tract known as "Atlas Manor" in the First Ward of Northampton Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested Troy Pruzinsky by deed recorded on February 6, 2018, in the Northampton County Recorder of Deeds office in Book 2018-1 at page 30032.

THEREON BEING ERECTED a two-story split-level single residential dwelling with brick exterior/vinyl siding, shingle roof and shed.

**No. C-48-CV-2024-04055
(#18 SEP/2026)**

NORTHAMPTON BOROUGH

vs.

CHRISTOPHER FLY

Property Address:

1719 Newport Avenue, Northampton, PA 18067

UPI/Tax Parcel Number:

L4SW4C/4/7/0522

ALL THAT CERTAIN message, tenement and tract of land situate in the Fourth Ward of Northampton Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Christopher Fly by deed recorded on October 3, 2016, in the

Northampton County Recorder of Deeds office in Book 2016-1 at page 211965.

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

**No. C-48-CV-2024-08786
(#25 SEP/2026)**

NORTHAMPTON AREA
SCHOOL DISTRICT

vs.

EDWARD A. FOGEL,
ROSALYN A. FOGEL

Property Address:

697 Point Phillips Road, Bath, PA
18014

UPI/Tax Parcel Number:

H5/12/10/0520

ALL THAT CERTAIN message or tenement and piece or parcel of land situated in Moore Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Edward A. Fogel and Rosalyn A. Fogel by deed recorded on May 27, 1992, in the Northampton County Recorder of Deeds office in Book 863 at page 522.

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

**No. C-48-CV-2025-02002
(#2 SEP/2026)**

CITIBANK, N.A.
AS TRUSTEE, ET AL

vs.

LAURA MIMS

Property Address:

4321 Anthony Drive, Bethlehem,
PA 18020

UPI/Tax Parcel Number:

M7/11/3C-20/0205

ALL THAT CERTAIN lot or parcel of land situated in Bethlehem Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Laura Mims by deed

recorded on October 17, 2005, in the Northampton County Recorder of Deeds Office in Book 2005-1 at Page 407602.

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

No. C-48-CV-2025-04115

(#26 SEP/2026)

MIDFIRST BANK

vs.

KRYSTEN SQUITIERI

Property Address:

439 Main Street, Walnutport, PA 18088

UPI/Tax Parcel Number:

J2NW4C/5/9A/1033

ALL THAT CERTAIN tenement, tract and piece of land, together with the improvements thereon erected, situated in Walnutport Borough, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Krysten Squitieri by deed recorded on May 21, 2019, in the Northampton County Recorder of Deeds office in Book 2019-1 at page 094924.

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

No. C-48-CV-2025-10208

(#1 SEP/2026)

PNC BANK NATIONAL ASSOCIATION

vs.

LORI LEE FRENCH

Property Address:

1227 Spring Garden Street, Easton, PA 18042

UPI/Tax Parcel Number:

L9SW2B/5/1/0310

ALL THAT CERTAIN message, tenement and lot or piece of ground situate on the North side of Spring

Garden Street in the 8th Ward of Easton City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Lori Lee French by deed recorded on November 7, 1997, in the Northampton County Recorder of Deeds Office in Book 1997-1 at Page 124874.

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

No. C-48-CV-2025-11789

(#3 SEP/2026)

NEWREZ, LLC, d/b/a SHELLPOINT MORTGAGE SERVICING

vs.

JERI FISHER

Property Address:

1649 Angela Drive, Bethlehem, PA 18017

UPI/Tax Parcel Number:

M7SW4/1/9-1/0204

ALL THAT CERTAIN tract of land situated along the northern right-of-way of Angela Drive in Bethlehem City, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Jeri Fisher by deed recorded on January 19, 1988, in the Northampton County Recorder of Deeds office in Book 741 at page 710.

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

No. C-48-CV-2025-12245

(#9 SEP/2026)

TRUIST BANK, f/k/a BRANCH BANKING AND TRUST COMPANY

vs.

CYNTHIA GEIST, KNOWN SURVIVING HEIR OF RICHARD J. SHOOK, JR., JOHN SHOOK, KNOWN SURVIVING HEIR OF RICHARD J. SHOOK, JR., UNKNOWN SURVIVING HEIRS OF RICHARD J. SHOOK, JR.

Property Address:

2199 East Best Road, Bath, PA
18014

UPI/Tax Parcel Number:

H6/3/1C/0520

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

TITLE TO SAID PREMISES is vested in Richard J. Shook, Jr., and Cynthia Geist by deed recorded on December 31, 2019, in the Northampton County Recorder of Deeds Office in Book 2019-1 at Page 296593. The said Richard J. Shook, Jr., died on December 24, 2020, thereby vesting title solely in Cynthia Geist by operation of law.

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

No. C-48-CV-2026-00737**(#7 SEP/2026)**

MPS HOME SOLUTIONS LLC

vs.

1621 FERRY ST, LLC, BRIAN
JOHNSON, 112 PALMER ST, LLC

Property Address:

112 Palmer Street, Easton, PA
18042

UPI/Tax Parcel Number:

M9NE2B/19/3/0310

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

TITLE TO SAID PREMISES is vested in 112 Palmer St, LLC, by deed recorded on March 28, 2022, in the Northampton County Recorder of Deeds office in Book 2022-1 at page 90089.

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

No. C-48-CV-2026-00983**(#27 SEP/2026)**

WILMINGTON SAVINGS FUND
SOCIETY, FSB, ET AL

vs.

UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS,
FIRMS OR ASSOCIATIONS
CLAIMING RIGHT,
TITLE OR INTEREST FROM OR
UNDER BONITA JEAN BACHERT,
DECEASED

Property Address:

909 Liberty Street, Bath, PA 18014

UPI/Tax Parcel Number:

G5SE3/14/3/0520

ALL THAT CERTAIN lot or piece of ground situate in Moore Township, Northampton County, Pennsylvania.

TITLE TO SAID PREMISES is vested in Wilford L. Bachert, Jr., and Bonita Bachert, his wife, by deed recorded on April 22, 1968, in the Northampton County Recorder of Deeds office in Book 318 at page 121. The said Wilford L. Bachert, Jr., departed this life on June 30, 2004, leaving title solely vested in Bonita Bachert.

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

No. C-48-CV-2026-01017**(#6 SEP/2026)**

INSOURCE EAST
PROPERTIES INC

vs.

ESTATE OF LOUISE M. GREGUS,
DECEASED, UNKNOWN HEIRS,
DEVEISEES AND PERSONAL
REPRESENTATIVES
OF LOUISE M. GREGUS AND ANY
OF HIS/HER/THEIR
SUCCESSORS IN RIGHT, TITLE
AND INTEREST, DEBORAH L.
PLATE, DONNA M. HEARN,
GREGORY W. GREGUS, WILLIAM
M. GREGUS

Property Address:

2112 5th Street, Bethlehem, PA
18020

UPI/Tax Parcel Number:

N7NE1/25/7/0205

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

TITLE TO SAID PREMISES is
vested in Louis M. Gregus by deed
recorded on March 13, 2006, in the
Northampton County Recorder of
Deeds office in Book 2006-1 at page
100251.

THEREON BEING ERECTED a
one-story ranch-style single residen-
tial dwelling with brick exterior,
shingle roof and detached three-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

Sheriff

Northampton County,
Pennsylvania

Aug. 20, 27, Sept. 3

Hon. Edward D. Reibman (Ret.)

Mediation. Arbitration. Neutral.



P.O. Box 21
Emmaus, PA 18049

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edwardreibman
@gmail.com

www.reibmanadr.com

- **THIRTY-FOUR YEARS** as a general jurisdiction trial judge, Lehigh County, Pa., Court of Common Pleas, including President Judge of 10-judge court and four years as Senior Judge
- **EXTENSIVE EXPERIENCE** in all aspects of civil and orphans court matters
- **FORMERLY** Sole Practitioner, Allentown, Pa; Trial Attorney, U.S. Department of Justice, Civil Rights Division, Washington, D.C.; and Law Clerk to Judge Brian Simpson, U.S. Court of Appeals, 5th Cir. (now 11th Cir.)
- **GRADUATE** of Duke University School of Law and Lafayette College
- **U.S. ARMY RESERVES**, Drill Sergeant, Honorable Discharge
- **AVAILABLE TO TRAVEL**

**THE UNITED STATES DISTRICT COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA
NOTICE**

The United States District Court for the Eastern District of Pennsylvania is pleased to welcome the Honorable Antonio M. Pozos as a United States District Judge. Judge Pozos took the oath of office on August 24, 2026.

Before taking the bench, Judge Pozos was a litigation partner at the law firm Faegre Drinker Biddle & Reath LLP in Philadelphia. From 2014 to 2017, he served as a Trial Attorney with the Criminal Fraud Section of the U.S. Department of Justice, where he was a member of the Corporate Strike Force and the Medicare Fraud Strike Force. Judge Pozos began his career as an associate at Cleary Gottlieb Steen & Hamilton LLP in Washington DC from 2007 to 2010, and 2011 to 2014. From 2010 to 2011, he clerked for the Hon. Anthony J. Trenga, United States District Judge for the Eastern District of Virginia.

Judge Pozos has received numerous awards and recognition for his legal work over the years, including from *Chambers & Partners*, *Law360*, and the *Philadelphia Business Journal*. During his service as a prosecutor, Judge Pozos also received the U.S. Department of Health and Human Services Inspector General's Cooperative Achievement Award, an FBI Award for Outstanding Efforts and Contributions to the Public Corruption Program, and multiple awards from the DEA for his work in the field of drug law enforcement.

Judge Pozos is a member of the Advisory Board of the Drexel University Thomas R. Kline School of Law and has served as a Lecturer in Law at the University of Pennsylvania Carey Law School. Judge Pozos is also a member of the University of Pennsylvania Carey Law School American Inn of Court.

Judge Pozos earned his A.B. degree, *magna cum laude*, from Harvard College in 2004, and his J.D. degree, *cum laude*, from the University of Michigan Law School in 2007.

George Wylesol
Clerk of Court