

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**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

SHAFAER, 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

SECOND 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

THIRD PUBLICATION**BERRIOS, ANSELMO GARCIA,**
dec'd.

Late of Bethlehem City, Northampton County, PA

Administratrix: Marsha Elaine Garcia c/o Vivian I. Zumas, Esquire, 742 Main Street, Bethlehem, PA 18018

Attorney: Vivian I. Zumas, Esquire, 742 Main Street, Bethlehem, PA 18018

BLANAR, DONNA JEAN, dec'd.

Late of the Township of Palmer, Northampton County, PA

Executor: David John Blonar, Jr. c/o John E. Kotsatos, Esquire, 717 Washington Street, Easton, PA 18042

Attorneys: John E. Kotsatos, Esquire, 717 Washington Street, Easton, PA 18042

COSCIA, JOHN, SR., dec'd.

Late of the Township of Palmer, Northampton County, PA

Administrator: John Coscia, Jr. c/o Charles Bruno, Esquire, Bruno Law, P.O. Box 468, Easton, PA 18044-0468

Attorneys: Charles Bruno, Esquire, Bruno Law, P.O. Box 468, Easton, PA 18044-0468

DAVIS, DORIS WATT, dec'd.

Late of the Borough of Hellertown, Northampton County, PA

Executor: Donald Alan Watt 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

DAX, EUGENE J., dec'd.

Late of the Borough of Northampton, Northampton County, PA

Executrix: Karen Ann Dyonda 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

HOGAN, NANCY J., dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executrix: Sara Jane Hogan c/o Ralph J. Bellafatto, Esquire, 4480 William Penn Highway, Easton, PA 18045

Attorney: Ralph J. Bellafatto, Esquire, 4480 William Penn Highway, Easton, PA 18045

KEARNEY, WARREN G., dec'd.

Late of Mount Bethel, Northampton County, PA

Executrix: Kelly L. Taylor c/o Steven B. Molder, Esquire, 904 Lehigh St., Easton, PA 18042

Attorney: Steven B. Molder, Esquire, 904 Lehigh St., Easton, PA 18042

KECK, GEORGE R., dec'd.

Late of Cooperburg, Lehigh County, PA

Executor: Edward E. Furst c/o Edward J. Andres, Esquire, Corriere and Andres, LLC, 433 East Broad Street, P.O. Box 1217, Bethlehem, PA 18016-1217

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

KROSINCKY, LINDA LEE, dec'd.

Late of Mount Bethel Township, Northampton County, PA

Executrix: Susan Forsyth, P.O. Box 3277, Hickory, NC 28603-3277

Attorneys: Brad M. Russo, Esq., Russo Law Offices, LLC, 633 Belvidere Road, Phillipsburg, NJ 08865

LUFF, GENE STANLEY, dec'd.

Late of Bethlehem City, Northampton County, PA

Executor: Paul Karl Luff c/o Vivian I. Zumas, Esquire, 742 Main Street, Bethlehem, PA 18018

Attorney: Vivian I. Zumas, Esquire, 742 Main Street, Bethlehem, PA 18018

MARKLEY, BARBARA A., dec'd.

Late of the Township of Palmer, Northampton County, PA

Administratrix: Sherri Jane Keiter c/o Theresa Hogan, Esquire, 340 Spring Garden Street, Easton, PA 18042

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

MARSCHEWSKI, ELEONORE S., dec'd.

Late of Williams Twp., Easton, Northampton County, PA

The Eleonore S. Marschewski Revocable Trust dated 11/5/18, Amended 1/12/19

Trustee: Michael C. Marschewski, 270 Bougher Hill Rd., Easton, PA 18042

Attorneys: Dorothy K. Weik-Hange, Esquire, Landis, Hunsberger, Gingrich & Weik, LLP, 114 East Broad Street, P.O. Box 769, Souderton, PA 18964

MUSCHLITZ, EDWARD H., dec'd.

Late of Hanover Township, Northampton County, PA

Executrix: Janet Muschlitz Book
Attorneys: Wendy D. Heleen, Esquire, Goehring, Rutter & Boehm, 2100 Georgetown Drive, Suite 300, Sewickley, PA 15143-8782

PALACIOS, ISMAEL O., dec'd.

Late of Bethlehem, Northampton County, PA

Executrix: Martha J. Prieto c/o Lisa A. Pereira, Esquire, Broughal & DeVito, L.L.P., 38 West Market Street, Bethlehem, PA 18018

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

VANHORNE, CHRISTIAN DAVID, dec'd.

Late of Township of Bethlehem, Northampton County, PA

Administratrix: Jane Russell Schug 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

VORHOLY, MARY ANNE E., dec'd.

Late of the Township of Bushkill, Northampton County, PA

Executrix: Juliana Vorholy Vitale 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

WALTERMIRE, CLAYTON L., dec'd.

Late of the Township of Williams, Northampton County, PA

Executor: Robert E. Waltermire 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

ZIEGLER, CAROL L., dec'd.

Late of Hellertown, Northampton County, PA

Executrix: Diane L. Pickering c/o Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045

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

FICTITIOUS NAME REGISTRATION NOTICE

NOTICE IS HEREBY GIVEN that an application for registration of a fictitious name will be filed with the Department of State of the Commonwealth of Pennsylvania, under 54 Pa.C.S. § 311, for the conduct of business in Northampton County, Pennsylvania, under the assumed or fictitious name:

J-1 Lawn Care

The principal place of business is 1926 Montgomery Street, Bethlehem, PA 18017.

The name and address of the individual interested in the business is Joshua T. Kempfer, 1926 Montgomery Street, Bethlehem, PA 18017

Aug. 27

FOREIGN CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that a Foreign Registration Statement has been filed with the Pennsylvania Department of State on 8/18/2026 for a foreign corporation by the name of and with a registered address in Pennsylvania as follows:

Micro Crisp Inc.

2436 Emrick Blvd., Bethlehem, PA 18020.

This corporation is incorporated under the laws of Delaware. The address of its principal office is 2436 Emrick Blvd., Bethlehem, PA 18020. The corporation has been registered in Pennsylvania under the provisions of Chapter 4 of the Association Transactions Act.

Aug. 27

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on the 28th day of July, 2026, the Petition of Marlyn Padilla-Ortiz was filed in the Northampton County Court of Common Pleas at No. 2026-07284, seeking to change the name of Petitioner from Marlyn Padilla-Ortiz to Marilyn Padilla Moynihan. The

Court has fixed Monday, September 28, 2026 at 9:00 A.M. in a Courtroom to be determined at the Northampton County Courthouse as the date for hearing of the Petition. All persons interested in the proposed change of name may appear and show cause, if any they have, why the prayer of the Petitioner should not be granted.

Aug. 27

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on the 27th day of July, 2026, the Petition of Anastasia Nashaat Moawde was filed in Northampton County Court of Common Pleas at C-24-CV-2026-07492, seeking to change the name of Petitioner from Anastasia Nashaat Moawde Elias. The Court has fixed October 2nd, 2026 at 9:00 A.M., in motions court at the Northampton County Courthouse as the date for the hearing of the petition. All persons interested in the proposed change of name may appear and show cause, if any they have, why the prayer of the petitioner should not be granted.

Aug. 27

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

TIMOTHY A. LISK and
ANNE M. LISK

Plaintiffs

vs.

MEGAN A. LISK and
RONY LEONEL MONTALVO

Defendants

IN CUSTODY

No. C0048 CV 2026 7421

TO: RONY LEONEL MONTALVO
TAKE NOTICE THAT A COMPLAINT FOR CUSTODY was filed on July 29, 2026 in the above matter regarding your minor child: A.M. age 16 years at the time of filing.

You are ordered to appear in person at the Northampton County Courthouse, Easton, Pennsylvania, on September 10, 2026 at 11 A.M., for a Conciliation Conference.

You may obtain a copy of the Custody Complaint from the Court. You may file an Answer or Cross Petition to that filed by the Plaintiffs and present evidence at the hearing.

If you fail to appear as provided by this Order an Order for custody may be entered.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE, BELOW, TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

LAWYER REFERRAL SERVICE
P.O. Box 4733

Easton, PA 18042-4733

Telephone: (610) 258-6333

This notice is being publicized as per Pa R. C.P. 430 and an Order of Court dated August 19, 2026.

ALYSSA LOPIANO-REILLY,
ESQUIRE

I.D. No. 76658

Lopiano-Reilly Law Offices, LLC

Attorney for Grandparents

1067 Pennsylvania Avenue

Pen Argyl, PA 18072

(610) 863-0700

Aug. 27

**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 message, 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, SHELLEY 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 GORIGOITA 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 messuage, 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 messuage, 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 messuage 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 Northamp-
ton 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 improve-
ments 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 resi-
dential 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 residen-
tial 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
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@gmail.com

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- **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**