

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

Anthony, Marion R., dec'd.

Late of Whitehall.

Administrator: Brian F. Levine, 22 E. Grant St., New Castle, PA 16101-2279.

Attorney: Brian F. Levine, Esquire, 22 E. Grant St., New Castle, PA 16101-2279.

Becker, Nancy I., dec'd.

Late of the Township of Upper Saucon.

Co-Executors: Brian I. Becker and Gretchen N. Becker c/o Littner & Littner Law Offices, PLLC, 512 North New Street, Bethlehem, PA 18018.

Attorneys: Robert V. Littner, Esquire, Littner & Littner Law Offices, PLLC, 512 North New Street, Bethlehem, PA 18018.

Buda, Jean G., dec'd.

Late of 2717 Saxton Street, Allentown.

Executrix: Amber K. Buda c/o The Roth Law Firm, P.O. Box 4355, Allentown, PA 18105.

Attorneys: Robert B. Roth, Esquire, The Roth Law Firm, P.O. Box 4355, Allentown, PA 18105.

Finnegan, Alan, dec'd.

Late of Bethlehem City.

Administrator: Timothy Finnegan c/o Vivian I. Zumas, Esquire, 742 Main Street, Bethlehem, PA 18018.

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

Genthner, Robert H., Jr., dec'd.

Late of Catasauqua.

Administrator: David M. Roth, Esquire c/o The Roth Law Firm, P.O. Box 4355, Allentown, PA 18105.

Attorneys: The Roth Law Firm, P.O. Box 4355, Allentown, PA 18105.

Hartzell, Robert E., Jr., dec'd.

Late of Whitehall.

Administratrix C.T.A.: Janet H. Hartzell c/o Vaughn A. Terrinoni, Esq., 3976 Township Line Road, Bethlehem, PA 18020.

Attorney: Vaughn A. Terrinoni, Esq., 3976 Township Line Road, Bethlehem, PA 18020.

Hein, Linda Susan a/k/a Linda S. Hein, dec'd.

Late of Slatington.

Executor: Thomas Lee Laughlin 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.

Kinnelly, Kathleen Theresa a/k/a Kathleen T. Kinnelly and Kathleen Kinnelly, dec'd.

Late of Allentown.

Executrix: Mary L. Russo c/o Joshua T. Knafo, Esquire, Knafo Law Offices, LLC, 2400 Schoenersville Road, Bethlehem, PA 18017.

Attorneys: Joshua T. Knafo, Esquire, Knafo Law Offices, LLC, 2400 Schoenersville Road, Bethlehem, PA 18017.

Krakoski, Patricia Marie a/k/a Patricia Marie Munley and Patricia M. Krakoski, dec'd.

Executrix: Elaine Divers, 3114 Lindberg Avenue, Allentown, PA 18103.

McDonald, Joan B., dec'd.

Late of Lehigh County.

Joan B. McDonald Irrevocable Trust, dated December 27, 2024.

Trustee: John McDonald c/o Prokup & Swartz, 7736 Main Street, Fogelsville, PA 18051.

Attorneys: Jon A. Swartz, Esquire, Prokup & Swartz, 7736 Main Street, Fogelsville, PA 18051.

Waricher, John G. a/k/a John Waricher, dec'd.

Late of 1771 Ridgeview Drive, Lehigh County.

Personal Representative: Stuart T. Shmookler, Esq. c/o R. Nicholas Nanovic, Esquire, Gross McGinley, LLP, 33 South 7th Street, P.O. Box 4060, Allentown, PA 18105-4060.

Attorneys: R. Nicholas Nanovic, Esquire, Gross McGinley, LLP, 33 South 7th Street, P.O. Box 4060, Allentown, PA 18105-4060.

Zoshak, William H., dec'd.

Late of Fogelsville.

Executrix: Lorraine Gyauch Zoshak c/o Jon A. Swartz, Es-

quire, Prokup & Swartz, 7736 Main Street, Fogelsville, PA 18051-1616.

Attorneys: Jon A. Swartz, Esquire, Prokup & Swartz, 7736 Main Street, Fogelsville, PA 18051-1616.

SECOND PUBLICATION

Anderson, Donna Jean, dec'd.

Late of Breinigsville.

Administratrix: Julia E. Pavlick, 2750 Rockdale Road, Slatington, PA 18080.

Attorneys: Arley L. Kemmerer, Esquire, 58 Broadway, Jim Thorpe, PA 18229.

Balliet, Geraldine L., dec'd.

Late of 5767 Cetronia Road, Allentown.

Executrix: Jill Cravotta, 859 Bloody Springs Road, Bethel, PA 19507.

Attorneys: Russell E. Farbiarz, Esquire, Antanavage Farbiarz, PLLC, 64 North Fourth Street, Hamburg, PA 19526.

Bauder, Katharina, dec'd.

Late of 606 Alden Drive, Emmaus.

Executrix: Jane Zinggeler c/o The Roth Law Firm, P.O. Box 4355, Allentown, PA 18105.

Attorneys: Robert B. Roth, Esquire, The Roth Law Firm, P.O. Box 4355, Allentown, PA 18105.

Crone, Fern I. C., dec'd.

Late of Macungie.

Administrator: Wilmer R. Hunsicker, Jr. c/o Thomas J. Turczyn, Esquire, 1711 W. Hamilton Street, Allentown, PA 18104.

Attorney: Thomas J. Turczyn, Esquire, 1711 W. Hamilton Street, Allentown, PA 18104.

Davidyock, Greta L., dec'd.

Late of Allentown.

Administratrix: Tresa M. Marrow, 1352 Club Ave., Allentown, PA 18109.

Graver, Edward C. a/k/a Edward Graver, dec'd.

Late of Allentown.

Administratrix: Carol A. Graver c/o Rebecca M. Young, Esq. and Lia K. Snyder, Esq., Young & Young, 119 E. Main Street, Macungie, PA 18062.

Attorneys: Rebecca M. Young, Esq. and Lia K. Snyder, Esq., Young & Young, 119 E. Main Street, Macungie, PA 18062.

Guth, Cindy L., dec'd.

Late of Allentown.

Executrix: Judith Guth c/o Traud Law Offices, 3055 College Heights Blvd., Ste. 2A, Allentown, PA 18104.

Attorney: T. Benjamin Traud, Esq., 3055 College Heights Blvd., Ste. 2A, Allentown, PA 18104.

Handwerk, Richard H., dec'd.

Late of North Whitehall Township.

Executrix: Tara L. Borgh c/o Keith W. Strohl, Esquire, Steckel and Stopp LLC, 125 S. Walnut Street, Suite 210, Slatington, PA 18080.

Attorneys: Keith W. Strohl, Esquire, Steckel and Stopp LLC, 125 S. Walnut Street, Suite 210, Slatington, PA 18080.

Harries, Darryl W., dec'd.

Late of 222 N. 29th Street, Allentown.

Executrix: Barbara G. Harries c/o The Roth Law Firm, P.O. Box 4355, Allentown, PA 18105.

Attorneys: Robert B. Roth, Esquire, The Roth Law Firm, P.O. Box 4355, Allentown, PA 18105.

Kistler, Ricky D., dec'd.

Late of Slatington.

Executrices: Heather L. Truett, 7369 E. Hillcrest Ln., Slatington, PA 18080 and Shannon L. Kistler, 6210 Venture Ct., Slatington, PA 18080.

Kurtz, Diane M., dec'd.

Late of Allentown.

Administratrix: Deborah A. Depari c/o The Roth Law Firm, P.O. Box 4355, Allentown, PA 18105.

Attorneys: Tracey A. Shreve, Esquire, The Roth Law Firm, P.O. Box 4355, Allentown, PA 18105.

Kurtz, Gloria Claire, dec'd.

Late of Emmaus.

Executor: Brandon R. Kurtz c/o Emily A. Zettlemoyer, Esquire, Zettlemoyer Law Office, LLC, 53 North 3rd Street, Emmaus, PA 18049.

Attorneys: Emily A. Zettlemoyer, Esquire, Zettlemoyer Law Office, LLC, 53 North 3rd Street, Emmaus, PA 18049.

Magliane, Charlotte A., dec'd.

Late of North Whitehall Township.

Executor: Todd J. Magliane 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.

Osterhout, Josehua, dec'd.

Late of Whitehall.

Administratrix: Sharon Mary Osterhout c/o The Roth Law Firm, P.O. Box 4355, Allentown, PA 18105.

Attorneys: Larry R. Roth, Esquire, The Roth Law Firm, P.O. Box 4355, Allentown, PA 18105.

Poh, Ronald H., dec'd.

Late of 2052 South 2nd Street, Allentown.

Executrices: Jani Poh-Pike and Sherri Lauer c/o The Roth Law Firm, 123 North Fifth Street, Allentown, PA 18102.

Attorneys: David M. Roth, Esquire, The Roth Law Firm, 123 North Fifth Street, Allentown, PA 18102.

Reichard, Barbara L. a/k/a Barbara Reichard, dec'd.

Late of Allentown.

Executor: Keith Alan Hixson c/o The Roth Law Firm, P.O. Box 4355, Allentown, PA 18105. Attorneys: Larry R. Roth, Esquire, The Roth Law Firm, P.O. Box 4355, Allentown, PA 18105.

Sedora, Stephen E. a/k/a Stephen Sedora, dec'd.

Late of Allentown.

Executrix: Sandra Ann DeLeon a/k/a Sandra A. Bordner c/o Daniel M. O'Donnell, Esquire, Maloney, Danyi & O'Donnell, 901 West Lehigh Street, Bethlehem, PA 18018.

Attorneys: Daniel M. O'Donnell, Esquire, Maloney, Danyi & O'Donnell, 901 West Lehigh Street, Bethlehem, PA 18018.

Stevens, Michael F., dec'd.

Late of Allentown.

Administratrix: Christine M. Kimock c/o The Roth Law Firm, P.O. Box 4355, Allentown, PA 18105.

Attorneys: Tracey A. Shreve, Esquire, The Roth Law Firm, P.O. Box 4355, Allentown, PA 18105.

Whitaker, Lynn L., dec'd.

Late of 1039 Miriam Drive, Emmaus.

Executors: Andrew Whitaker and Angela Itterly c/o The Roth Law Firm, 123 North Fifth Street, Allentown, PA 18102.

Attorneys: David M. Roth, Esquire, The Roth Law Firm, 123 North Fifth Street, Allentown, PA 18102.

Yaindl, Gloria A., dec'd.

Late of 1200 Spring Street, Bethlehem.

Executor Eric S. Yaindl c/o The Roth Law Firm, 123 North Fifth Street, Allentown, PA 18102.

Attorneys: David M. Roth, Esquire, The Roth Law Firm, 123 North Fifth Street, Allentown, PA 18102.

THIRD PUBLICATION

Ashman, John W., Jr. a/k/a John W. Ashman, dec'd.

Late of Center Valley.

Executor: John Jay Ashman 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.

Bachman, Lois F., dec'd.

Late of Slatington.

Executor: Homer P. Borger, Jr. 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.

Bowie, Ecclesiastes, dec'd.

Late of 1002 S. Lumber Street, Allentown.

Personal Representative: Robert Bowie, III a/k/a Robert B. Bowie, III c/o Catherine E. Sears, Esquire, Gross McGinley, LLP, 33 South 7th Street, P.O. Box 4060, Allentown, PA 18105-4060.

Attorneys: Catherine E. Sears, Esquire, Gross McGinley, LLP, 33 South 7th Street, P.O. Box 4060, Allentown, PA 18105-4060.

Bowie, Robert B., Jr. a/k/a Robert Benjamin Bowie, Jr., dec'd.

Late of 1002 S. Lumber Street, Allentown.

Personal Representative: Robert Bowie, III a/k/a Robert B. Bowie, III c/o Catherine E. Sears, Esquire, Gross McGinley, LLP, 33 South 7th Street, P.O. Box 4060, Allentown, PA 18105-4060.

Attorneys: Catherine E. Sears, Esquire, Gross McGinley, LLP, 33 South 7th Street, P.O. Box 4060, Allentown, PA 18105-4060.

Brosky, Edward Paul, Jr., dec'd.

Late of Macungie.

Personal Representatives: Christopher J. Brosky and Sara B. Zizza.

Attorneys: Gina R. Salash, Esquire, King Spry Herman Freund & Faul LLC, One West Broad Street, Suite 700, Bethlehem, PA 18018, (610) 332-0390.

Carraghan, Jane Louise a/k/a Jane Carraghan and Jane L. Carraghan, dec'd.

Late of Emmaus.

Executor: David S. Carraghan c/o Emily A. Zettlemoyer, Esquire, Zettlemoyer Law Office, LLC, 53 North 3rd Street, Emmaus, PA 18049.

Attorneys: Emily A. Zettlemoyer, Esquire, Zettlemoyer Law Office, LLC, 53 North 3rd Street, Emmaus, PA 18049.

Figuli, Stephen, Jr., dec'd.

Late of Emmaus.

Personal Representative: Elizabeth A. Page c/o R. Nicholas Nanovic, Esquire, 33 S. 7th Street, P.O.Box 4060, Allentown, PA 18105-4060.

Attorney: R. Nicholas Nanovic, Esquire, 33 S. 7th Street, P.O.Box 4060, Allentown, PA 18105-4060.

Freda, Donna, dec'd.

Late of Slatington.

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

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

Giles, Mary Ann K. a/k/a Mary Ann Giles, dec'd.

Late of Salisbury Township.

Co-Executrices: Kathleen L. Stehly and Jennifer P. Gifford c/o Richard E. Santee, Esquire, 44 East Broad Street, Suite 210, Bethlehem, PA 18018.

Attorney: Richard E. Santee, Esquire, 44 East Broad Street, Suite 210, Bethlehem, PA 18018.

Koenig, Rose Marie a/k/a Rose M. Koenig, dec'd.

Late of Salisbury Twp.

Executor: John J. Koenig, 1630 Allen Ave., Allentown, PA 18103.

Kramer, Barbara A., dec'd.

Late of the City of Allentown.
Co-Executrices: Carol Instasi and Sherry Katzbeck 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.

Krupa, Gloria M., dec'd.

Late of Emmaus.
Administrator: Craig A. Smith 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.

Langton, Michael James, dec'd.

Late of Broadway, Fountain Hill.
Administrator: Brian Michael Langton c/o Heather A. Printz, Esq., Printz Law, 51 West End Trail, Box 424, Macungie, PA 18062.
Attorneys: Heather A. Printz, Esq., Printz Law, 51 West End Trail, Box 424, Macungie, PA 18062.

Leibenguth, Terry Lee, dec'd.

Late of Whitehall.
Executrix: Tracy Schmidt c/o The Roth Law Firm, P.O. Box 4355, Allentown, PA 18105.
Attorneys: Robert B. Roth, Esquire, The Roth Law Firm, P.O. Box 4355, Allentown, PA 18105.

Lorenzi, Gladys Esther a/k/a Gladys Ester Lorenzi a/k/a Gladys E. Lorenzi and Gladys Lorenzi, dec'd.

Late of Allentown City.
Administrator: Xavier Alexander Gonzalez c/o Richard Orloski, Esquire, 111 N. Cedar Crest Blvd., Allentown, PA 18104.
Attorney: Richard Orloski, Esquire, 111 N. Cedar Crest Blvd., Allentown, PA 18104.

Porsche, Annemarie S. a/k/a Annemarie Porsche, dec'd.

Late of New Tripoli.
Executor: Michael K. Sikora 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.

Rapoport, Martin J., dec'd.

Late of Allentown.
Personal Representative: Michael G. Rapoport.
Attorneys: Paul S. Frank, Esquire, King Spry Herman Freund & Faul LLC, One West Broad Street, Suite 700, Bethlehem, PA 18018, (610) 332-0390.

Wertman, Darlene A., dec'd.

Late of Lynn Township, New Tripoli.
Executors: Larry Hartman and Dennis Hartman c/o Stephen A. Strack, Esquire, Steckel and Stopp LLC, 125 S. Walnut Street, Suite 210, Slatington, PA 18080.
Attorneys: Stephen A. Strack, Esquire, Steckel and Stopp LLC, 125 S. Walnut Street, Suite 210, Slatington, PA 18080.

ORPHANS' COURT DIVISION
AUDIT LIST

JUDGE THOMAS A. CAPEHART

9:00 A.M.—AUGUST 21, 2026

Estates and/or Trust Accts.; Atty.
Rosemarie M. Good; G. Ridenour, II.
Wendy A.W. Parr; C. of O.C. Division
Au-14, 21

NOTICE OF INCORPORATION

NOTICE IS HEREBY GIVEN that
Articles of Incorporation were filed
on August 3, 2026 pursuant to the
provisions of the Pennsylvania Busi-
ness Corporation Law of 1988 as
amended, by the following corpora-
tion named:

RXTXR, P.C.
FITZPATRICK LENTZ &
BUBBA, P.C.

Two City Center
645 West Hamilton Street
Suite 800
Allentown, PA 18101

Au-14

**INDIVIDUAL FICTITIOUS
NAME NOTICES**

NOTICE IS HEREBY GIVEN, pur-
suant to the provisions of Act 295 of
1982, as amended, of intention to file,
or the filing of, in the Office of the
Secretary of the Commonwealth of
Pennsylvania at Harrisburg, Pennsyl-
vania, a certificate for the conduct of
a business in Pennsylvania, under
the assumed or fictitious name, style
or designation of

Name: **dataswamp** with its prin-
cipal place of business at: Allentown.

The name of the person owning or
interested in said business is: Trever
Hill, 1236 Troxell Street, Allentown,
PA 18109.

The certificate will be filed on or
after August 5, 2026.

Au-14

Name: **FIRE, LIGHT AND FOR-
EVER** with its principal place of
business at: 4140 Somerset Dr.,
Schnecksville, PA 18078.

The name of the person owning or
interested in said business are: Bruce
J. Parkhill, 4140 Somerset Dr., Sch-
necksville, PA 18078.

The certificate will be filed on or
after August 10, 2026.

Au-14

CHANGE OF NAME NOTICE

In the Court of Common Pleas of
Lehigh County

NO. 2026-C-1465

NOTICE IS HEREBY GIVEN that
on April 10, 2025, the Petition of
Alexandra Alvarado for a Change of
Name has been filed in the above
named Court, praying for a Decree to
change the name of Petitioner from
Alexandra Alvarado to Adela Alexan-
der.

The Court of Lehigh County
Courthouse, Allentown, Pennsylva-
nia, as the date and place for the
hearing of said Petition All persons
interested in the proposed change of
name may appear and show cause,
if any they have, why the prayer of
said Petitioner should not be granted.

Date of Hearing: October 19,
2026, Time of Hearing: 9:30 A.M.,
Courtroom Number: 5C, Judge
Thomas A. Capehart, Lehigh County
Courthouse, 455 West Hamilton
Street, Allentown, PA 18101.

Au-14

CHANGE OF NAME NOTICE

In the Court of Common Pleas of
Lehigh County
Civil Action—Law

NO. 2026-C-2101

NOTICE IS HEREBY GIVEN that
on, May 22, 2026, the Petition of
(Parent or Guardian) Mayelin De los
Santos for a Change of Name has
been filed in the above-named Court,
praying for a Decree to change the
MINOR name from Emma Charlotte
De los Santos to Emma Charlotte
Garcia de los Santos.

The Court of Lehigh County Courthouse, Allentown, Pennsylvania, as the date and place for the hearing of said Petition All persons interested in the proposed change of name may appear and show cause, if any they have, why the prayer of said Petitioner should not be granted.

Date of Hearing: September 23, 2026, Time of Hearing: 9:30 A.M., Courtroom Number: 1B, Honorable Zachary Cohen, Lehigh County Courthouse, 455 West Hamilton Street, Allentown, PA 18101.

Au-14

CHANGE OF NAME NOTICE

In the Court of Common Pleas of
Lehigh County

NO. 2026-C-2743

NOTICE IS HEREBY GIVEN that on July 16, 2026, the Petition of Scott Andrew Miller, Jr. for a Change of Name has been filed in the above named Court, praying for a Decree to change the name of Petitioner from Scott Andrew Miller, Jr. to Jessica Lynn Miller.

The Court of Lehigh County Courthouse, Allentown, Pennsylvania, as the date and place for the hearing of said Petition All persons interested in the proposed change of name may appear and show cause, if any they have, why the prayer of said Petitioner should not be granted.

Date of Hearing: September 28, 2026, Time of Hearing: 9:30 A.M., Courtroom Number: 1B, Honorable Zachary Cohen, Lehigh County Courthouse, 455 West Hamilton Street, Allentown, PA 18101.

Au-14

NOTICE

NOTICE IS HEREBY GIVEN that on the 30th day of July, 2026, the Petition of Michele Marie Kasunic was filed in the Lehigh County Court of Common Pleas at No. 2026-C-2946, seeking to change the name of the Petitioner from Michele Marie Kasu-

nic to Michelle Marie Kasunic. The Court has fixed Wednesday, October 14, 2026 at 9:30 A.M. in Courtroom 1A at the Historic Lehigh County Courthouse, 501 West Hamilton Street, Allentown, PA, 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.

Au-14

CHANGE OF NAME NOTICE

In the Court of Common Pleas of
Lehigh County

NO. 2026-C-2942

NOTICE IS HEREBY GIVEN that on July 29, 2026, the Petition of Richard Damian Siekonik for a Change of Name has been filed in the above named Court, praying for a Decree to change the name of Petitioner from Richard Damian Siekonik to Damian Siekonik.

The Court of Lehigh County Courthouse, Allentown, Pennsylvania, as the date and place for the hearing of said Petition All persons interested in the proposed change of name may appear and show cause, if any they have, why the prayer of said Petitioner should not be granted.

Date of Hearing: October 12, 2026, Time of Hearing: 9:30 A.M., Courtroom Number: 1A, Honorable J. Brian Johnson, Historic Lehigh County Courthouse, 501 West Hamilton Street, Allentown, PA 18101.

Au-14

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

Court of Common Pleas
Lehigh County, PA
Civil Action—Law

NO. 2025-C-1251

PNC BANK, NATIONAL
ASSOCIATION

Plaintiff

v.
ROSALIE Y ANDO LI, AS
EXECUTOR OF THE ESTATE OF
DARYL LAPP
Defendants

COMPLAINT IN
MORTGAGE FORECLOSURE

To: ROSALIE YANDOLI, AS EXECU-
TOR OF THE ESTATE OF DARYL
LAPP Defendant(s), 3014 N. 2ND
ST., WHITEHALL, PA 18052

You are hereby notified that Plain-
tiff, PNC BANK, NATIONAL ASSO-
CIATION, has filed a Mortgage Fore-
closure Complaint endorsed with a
Notice to Defend, against you in the
Court of Common Pleas of LEHIGH
County, PA docketed to No. 2025-C-
1251, seeking to foreclose the mort-
gage secured on your property lo-
cated, 3014 N 2ND ST WHITEHALL,
PA 18052.

NOTICE

YOU HAVE BEEN SUED IN
COURT. If you wish to defend against
the claims set forth in this notice you
must take action within twenty (20)
days after the Complaint and Notice
are served, by entering a written ap-
pearance personally or by attorney
and filing in writing with the Court
your defenses or objections to the
claims set forth against you. You are
warned that if you fail to do so, the
case may proceed without you, and

a judgment may be entered against
you by the Court without further
notice for any money claimed in the
Complaint or for any other claim or
relief requested by the plaintiff. You
may lose money or property or
other rights important to you.

YOU SHOULD TAKE THIS PAPER
TO YOUR LA WYER AT ONCE. IF
YOU DO NOT HAVE A LA WYER, GO
TO OR TELEPHONE THE OFFICE
SET FORTH BELOW. THIS OFFICE
CAN PROVIDE YOU WITH INFORMA-
TION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO
HIRE A LA WYER, THIS OFFICE MAY
BE ABLE TO PROVIDE YOU WITH
THE INFORMATION ABOUT AGEN-
CIES THAT MAY OFFER LEGAL
SERVICES TO ELIGIBLE PERSONS
AT A REDUCED FEE OR NO FEE.

Lawyer Referral Service
P.O. Box 1324
Allentown PA, 18105-1324
(610) 433-7094

M. TROY FREEDMAN, ESQ.
ID No. 85165
ROBERTSON, ANSCHUTZ,
SCHNEID, CRANE & PARTNERS,
PLLC
Attorneys for Plaintiff
A Florida professional
limited liability company
133 Gaither Drive
Suite F
Mt. Laurel, NJ 08054
(855) 225-6906

Au-14

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

The following Real Estate will be sold at Sheriff's Sale at 10:00 A.M.

Friday, August 28, 2026

*in the Courthouse, Fifth and
Hamilton Streets, Allentown,
Pennsylvania.*

*Purchasers Must Immediately Pay
10% of the Purchase Price by
Certified Check.*

TO ALL PARTIES IN INTEREST
AND CLAIMANT:

Upon all sales where the filing of a Schedule of Distribution is required, the said Schedule will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale, and a Deed will be delivered to the PURCHASER and distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

On sales where the filing of a Schedule of Distribution is not required, a Deed will be delivered to the PURCHASER after the expiration of twenty (20) days from the date of sale, unless exceptions are taken to the sale within that period.

NO. 26002839

By virtue of a writ of execution No. 2025-C-3729, Navy Federal Credit Union v. Haikeem A. Nelson, Tiffany A. Nelson, Cross Creek Land Trust, Haneef Nelson, owners of property situate in the Township of Upper Macungie, Lehigh County, Pennsylvania, being 7920 Cross Creek Circle, Breinigsville, PA 18031.

Tax Assessment No. 54652274-9029-51.

Improvements thereon: Residential Property.

Attorneys
Vincent DiMaiolo, Jr., Esq.
FEIN, SUCH, KAHN & SHEPARD,
P.C.

NO. 26003057

By virtue of a writ of execution No. 2025-C-1994, Wells Fargo Bank, N.A. v. Cherrity L. Butz a/k/a Cherrity L. Vanim, In Her Capacity As Administratrix of the Estate of Robert M. Butz, owner of property situate in the Borough of Alburtis, Lehigh County, Pennsylvania, being 122 Front Street, Alburtis, PA 18011.

Tax Assessment No. 54634642-5085 1.

Improvements thereon: Residential Dwelling.

Attorneys
Danielle A. Coleman, Esq.
Robertson, Anschutz, Schneid,
Crane & Partners, PLLC

NO. 26003064

By virtue of a writ of execution No. 2025-ML-0440, Upper Macungie Township v. Dominick Di Bella and Marilyn Di Bella, owners of property situate in the Township of Upper Macungie, Lehigh County, Pennsylvania, being 46 High Saddle Lane, Allentown, PA 18104.

Tax Assessment No. 54763087-1490-1.

Improvements thereon: Single Family.

Attorneys
Portnoff Law Associates, Ltd.

NO. 26003066

By virtue of a writ of execution No. 2016-ML-3184, Allentown School District v. Wealth Consulting, L.L.C., owner of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 1029 W. Turner Street, Allentown, PA 18102.

Tax Assessment No. 54978067-1145-1.

Improvements thereon: Single Family-Row.

Attorneys
Portnoff Law Associates, Ltd.

NO. 26003067

By virtue of a writ of execution No. 2024-ML-2400, South Whitehall Township v. Ryan Whitaker and Kimberly Forsht, owners of property situate in the Township of South Whitehall, Lehigh County, Pennsylvania, being 1906 Girard Avenue, Allentown, PA 18104.

Tax Assessment No. 54879897-9849-1.

Improvements thereon: Single Family.

Attorneys
Portnoff Law Associates, Ltd.

NO. 26003074

By virtue of a writ of execution No. 2024-ML-2541, Allentown School District v. Karpyn Family, L.LC., owner of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 929 N. 9th Street, Allentown, PA 18102.

Tax Assessment No. 54978520-6395-1.

Improvements thereon: Single Family.

Attorneys
Portnoff Law Associates, Ltd.

NO. 26003076

By virtue of a writ of execution No. 2024-ML-2662, Allentown School District v. Geovanny A. Guzman and Maritza Altagracia Garcia Ulloa, owners of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 550 N. 4th Street, Allentown, PA 18102.

Tax Assessment No. 64071359-5489-1.

Improvements thereon: Single Family.

Attorneys
Portnoff Law Associates, Ltd.

NO. 26003078

By virtue of a writ of execution No. 2023-ML-0735, Allentown School District v. Judy L. Stahley, owner of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 617 N. Randolph Street, Allentown, PA 18109.

Tax Assessment No. 64173609-3676-1.

Improvements thereon: Single Family.

Attorneys
Portnoff Law Associates, Ltd.

NO. 26003092

By virtue of a writ of execution No. 2024-ML-1080, Whitehall Township v. Thomas C. Nicklas and Christine M. Nicklas, owners of property situate in the Township of Whitehall, Lehigh County, Pennsylvania, being 2503 Augusta Drive, Whitehall, PA 18052.

Tax Assessment No. 54982327-2195-1.

Improvements thereon: Single Family.

Attorney
Portnoff Law Associates, Ltd.

NO. 26003093

By virtue of a writ of execution No. 2023-ML-1408, Whitehall Township v. Shakti M. Moultrie, owner of property situate in the Township of Whitehall, Lehigh County, Pennsylvania, being 27 Jazz Circle, Whitehall, PA 18052.

Tax Assessment No. 64081518-8990-1.

Improvements thereon: Single Family.

Attorneys
Portnoff Law Associates, Ltd.

NO. 26003164

By virtue of a writ of execution No. 2025-C-4340, Lakeview Loan Servicing, LLC v. Missie Funk a/k/a Missie M. Funk, owner(s) of property situate in the Borough of Coplay, Lehigh County, Pennsylvania, being 25-27 N. Front Street Rear, Coplay, PA 18037.

Tax Assessment No. 54995605-8075 1.

Improvements thereon: A Residential Dwelling.

Attorneys
KML Law Group, P.C.

NO. 26003213

By virtue of a writ of execution No. 2021-ML-2179, Whitehall Township v. James C. Orbin, owner of property situate in the Township of Whitehall, Lehigh County, Pennsylvania, being 2004 Apple Street, Whitehall, PA 18052.

Tax Assessment No. 64080606-5225-1.

Improvements thereon: Single Family.

Attorneys
Portnoff Law Associates, Ltd.

NO. 26003216

By virtue of a writ of execution No. 2023-ML-0276, Bethlehem Area School District v. Ana Cid, owner of property situate in the Borough of Fountain Hill, Lehigh County, Pennsylvania, being 1038 Broadway, Fountain Hill, PA 18015.

Tax Assessment No. 64273100-6006-1.

Improvements thereon: Single Family.

Attorneys
Portnoff Law Associates, Ltd.

NO. 26003218

By virtue of a writ of execution No. 2024-ML-1439, Whitehall Township v. Dino Delucia, owner of property situate in the Township of Whitehall, Lehigh County, Pennsylvania, being 5117 3rd Street, Whitehall, PA 18052.

Tax Assessment No. 55809199-6200-1.

Improvements thereon: Single Family.

Attorneys
Portnoff Law Associates, Ltd.

NO. 26003253

By virtue of a writ of execution No. 2025-C-4832, U.S. Bank Trust Company, National Association, As Trustee, As Successor-In-Interest to U.S. Bank National Association, As Trustee For Citigroup Mortgage Loan Trust Inc. Asset-Backed Pass-Through Certificates Series 2007-AMC2 v. David Nemesch; Laurie Nemesch a/k/a Laurie Ann Nemesch a/k/a Laurie Ann Nemesch, owners of property situate in the City of Bethlehem, Lehigh County, Pennsylvania, being 2033 W. Broad Street, Bethlehem, PA 18018.

Tax Assessment Nos. 64176855-2605 1 a/k/a 64176855-2605-1.

Improvements thereon: Residential Dwelling.

Attorneys
Brock & Scott, PLLC

NO. 26003303

By virtue of a writ of execution No. 2025-ML-0292, Whitehall Township v. Jose Mendez Lafontaine, owner of property situate in the Township of Whitehall, Lehigh County, Pennsylvania, being 1550 Creekside Road, Whitehall, PA 18052.

Tax Assessment No. 54976926-2006-1.

Improvements thereon: Single Family.

Attorneys
Portnoff Law Associates, Ltd.

NO. 26003304

By virtue of a writ of execution No. 2023-ML-1985, Allentown School District v. Annette Bracy-Lee, owner of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 389 W. Brush Street, Allentown, PA 18102.

Tax Assessment No. 64072313-0579-1.

Improvements thereon: Single Family.

Attorneys
Portnoff Law Associates, Ltd.

NO. 26003307

By virtue of a writ of execution No. 2021-ML-0329, Whitehall Township v. Joseph Younes and Lana Khoury, owner(s) of property situate in the Township of Whitehall, Lehigh County, Pennsylvania, being 1303 5th Street, Whitehall, PA 18052.

Tax Assessment No. 54989540-6463-1.

Improvements thereon: Single Family.

Attorneys
Portnoff Law Associates, Ltd.

NO. 26003452

By virtue of a writ of execution No. 2025-C-0087, Planet Home Lending, LLC v. Justin Andrew Rivera and Kayla Ocasio, owners of property situate in the Borough of Coplay, Lehigh County, Pennsylvania, being 25 1/2 N. Front Street Rear, Coplay, PA 18037.

Tax Assessment No. 54995615-3613-1.

Improvements thereon: Residential Property.

Attorneys
Jill. M. Fein, Esq.
Hill Wallack LLP

NO. 26003485

By virtue of a writ of execution No. 2024-C-1035, Gregory Grigalonis v. Jeffrey M. Strauss and Pamela Angelucci, owner(s) of property situate in the Borough of Macungie, Lehigh County, Pennsylvania, being 132 Sonoma Way, Macungie, PA 18062.

Tax Assessment No. 54746279-7761-1.

Improvements thereon: 2 Story Single Family detached home.

Attorney
Jessica S. Kaczinski, Esq.

NO. 26003522

By virtue of a writ of execution No. 2025-C-4128, U.S. Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For GS Mortgage-Backed Securities Trust 2024-RPL4 v. Tonia M. Quinones, Known Heir of Anthony Quinones, Deceased, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title, or Interest From or Under Anthony Quinones, Deceased, Anthony Quinones, owner(s) of property situate in the Borough of Catasauqua, Lehigh County, Pennsylvania, being 200 Howerton Road, Catasauqua, PA 18032.

Tax Assessment No. 64081836-2656-1.

Improvements thereon: residential dwelling.

Attorney
Robert Flacco, Esq.

NO. 26003541

By virtue of a writ of execution No. 2025-ML-0224, Allentown School District v. Carlos Morales, owner of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 538 N. Fountain Street, Allentown, PA 18102.

Tax Assessment No. 54978267-7873-1.

Improvements thereon: Single Family.

Attorneys
Portnoff Law Associates, Ltd.

NO. 26003544

By virtue of a writ of execution No. 2022-ML-1060, Allentown School District v. Hector Diaz-Ortiz, owner of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 220 W. Gordon Street, Allentown, PA 18102.

Tax Assessment No. 64073335-3341-1.

Improvements thereon: Single Family.

Attorneys
Portnoff Law Associates, Ltd.

NO. 26003542

By virtue of a writ of execution No. 2025-ML-0565, Allentown School District v. Jusmery Sierra, owner of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 627 N. Law Street, Allentown, PA 18102.

Tax Assessment No. 64070369-3844-1.

Improvements thereon: Single Family.

Attorneys
Portnoff Law Associates, Ltd.

NO. 26003545

By virtue of a writ of execution No. 2024-ML-1457, Allentown School District v. Hamilton & West Holdings, L. P., owner of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 1620-1626 W. Hamilton Street, Allentown, PA 18102.

Tax Assessment No. 54965882-0115-1.

Improvements thereon: Single Family.

Attorneys
Portnoff Law Associates, Ltd.

NO. 26003543

By virtue of a writ of execution No. 2025-ML-0251, Parkland School District v. Anthony Innamorato and Mary Ann Innamorato, owners of property situate in the Township of Upper Macungie, Lehigh County, Pennsylvania, being 1206 Monarch Lane, Breinigsville, PA 18031.

Tax Assessment No. 54544448-9431-1.

Improvements thereon: Single Family.

Attorneys
Portnoff Law Associates, Ltd.

NO. 26003546

By virtue of a writ of execution No. 2025-ML-0529, Allentown School District v. Cindy R. Adams, owner of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 135 W. Susquehanna Street, Allentown, PA 18103.

Tax Assessment No. 64065683-9734-1.

Improvements thereon: Single Family.

Attorneys
Portnoff Law Associates, Ltd.

NO. 26003547

By virtue of a writ of execution No. 2025-ML-0361, Allentown School District v. Charles Andrew Collie, owner of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 1920 E. Columbia Street, Allentown, PA 18109.

Tax Assessment No. 64182188-3707-1.

Improvements thereon: Single Family.

Attorneys
Portnoff Law Associates, Ltd.

NO. 26003548

By virtue of a writ of execution No. 2025-ML-0363, Allentown School District v. Brendon L. Tabb, owner of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 1124 W. Chew Street, Allentown, PA 18102.

Tax Assessment No. 54978008-3707-1.

Improvements thereon: Single Family.

Attorneys
Portnoff Law Associates, Ltd.

NO. 26003663

By virtue of a writ of execution No. 2025-C-4019, Gregory Grigalonis and Mary Lou Grigalonis v. Elysium Acquisitions, LLC, owner(s) of property situate in the Township of South Whitehall, Lehigh County, Pennsylvania, being 747 North 31st Street, Allentown, PA 18104.

Tax Assessment No. 54865889-9469-1.

Improvements thereon: vacant land.

Attorney
Jessica S. Kaczinski, Esq.

NO. 26003726

By virtue of a writ of execution No. 2024-C-3251, PHH Mortgage Corporation v. Matthew J. Cutano, II a/k/a Matthew Cutano, owner(s) of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 2952 Huron Street, Allentown, PA 18103.

Tax Assessment No. 64050307-4210-1.

Improvements thereon: Residential Real Estate.

Attorney
Matthew C. Fallings, Esq.

NO. 26003839

By virtue of a writ of execution No. 2025-C-4624, Fulton Bank, N.A. v. Alba Espinal, owner of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 3540 Shiloh Court, Allentown, PA 18104.

Tax Assessment No. 54871484-8951-1.

Improvements thereon: Residential Dwelling.

Attorneys
Marc A. Hess, Esq.
Henry & Beaver LLP

NO. 26003845

By virtue of a writ of execution No. 2023-C-0993, U.S. Bank Trust National Association As Trustee for Tiki Series V Trust v. Raul Aquino, Mirella Mendez, Olga L. Encarnacion, owner(s) of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 931 North 5th Street, Allentown, PA 18102.

Tax Assessment No. 64070527-6370-1.

Improvements thereon:.

Attorneys
Nicole M. Francese, Esq.

NO. 26003885

By virtue of a writ of execution No. 2026-C-0128, US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For Vrmtg Asset Trust v. Pablo Aguilera and Sara Medel, owner(s) of property situate in the Borough of Upper Macungie, Lehigh County, Pennsylvania, being 5538 Merry Lane, Allentown, PA 18104.

Tax Assessment No. 54762180-1837-1.

Improvements thereon: Single Family Residential Family.

Attorneys
Hladik, Onorato & Federman, LLP

NO. 26003915

By virtue of a writ of execution No. 2021-C-1125, Terrace At Lehigh Homeowners Association, Inc. v. Ruben Falcon, Jr., owner of property situate in the Township of Upper Macungie, Lehigh County, Pennsylvania, being 7867 Red Hawk Court, Breinigsville, PA 18031.

Tax Assessment No. 54652175-8889-1.

Improvements thereon: Single Family-End of Row Dwelling.

Attorney
Scott R. Lipson, Esq.

NO. 26003944

By virtue of a writ of execution No. 2023-C-3183, U.S. Bank Trust, National Association, Not In Its Indi-

vidual Capacity But Solely As Owner Trustee For Gs Mortgage-Backed Securities Trust 2022-RPL2 v. Michael L. Hein and Donna M. Hein, owners of property situate in the Township of Upper Macungie, Lehigh County, Pennsylvania, being 7613 Hamilton Blvd., Trexlertown, PA 18087.

Tax Assessment No. 54644959-4414 1.

Improvements thereon: Single-Family Dwelling.

Attorneys
Robert P. Wendt, Esq.,
Chrisovalante P. Fliakos, Esq.,
Nicholas J. Kiger, Esq.

NO. 26003979

By virtue of a writ of execution No. 2025-C-3898, PHH Mortgage Corporation v. Mary A. Whitesell, Individually And In Her Capacity As Executrix to the Estate of Maria Csorba a/k/a Mary Csorba, Deceased, owner(s) of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 127 E. Lynnwood Street, Allentown, PA 18103.

Tax Assessment No. 64067448-5263 1.

Improvements thereon: Residential Real Estate.

Attorney
Steven P. Kelly, Esq.

JOSEPH N. HANNA
Sheriff of Lehigh County, PA
Samuel E. Cohen
County Solicitor

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