

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

Bucko, Andrea J., dec'd.

Late of Allentown.
Executor: Michael J. Bucko 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.

Ebner, Leo J., dec'd.

Late of Allentown.
Administratrix: Darlene A. Ebner 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.

Gibb-Petrignani, Mary Jane, dec'd.

Late of Macungie.
Executrix: Kathryn E. Miles c/o Prokup & Swartz, 7736 Main Street, Fogelsville, PA 18051-1616.

Attorney: Richard W. Shaffer, Jr., Esquire, 7736 Main Street, Fogelsville, PA 18051-1616.

Hoimes, Steve, dec'd.

Late of the Township of Macungie.
Administrator: Constantine Hoimes, Jr., 34 W. Main Street, Fleetwood, PA 19522.
Attorneys: James M. Smith, Esquire, Smith Bukowski, LLC, 1050 Spring Street, Suite 1, Wyomissing, PA 19610.

Jandrasits, Diane M. a/k/a Diane Marie Jandrasits, dec'd.

Late of 158 South 5th Street, Coplay.
Personal Representative: Jessica M. Pietroniro c/o James A. Ritter, Esquire, 111 E. Harrison St., Suite 2, Emmaus, PA 18049-2916.
Attorney: James A. Ritter, Esquire, 111 E. Harrison St., Suite 2, Emmaus, PA 18049-2916.

Lychak, Althea D., dec'd.

Late of Whitehall.
Executor: Aaron J. Lychak, 3405 N. Front St., Whitehall, PA 18052-3143.

Mang, Daniel J., dec'd.

Late of Allentown.
Administratrix: Cynthia Sue Mang c/o Eric R. Strauss, Esquire, Worth, Magee & Fisher, P.C., 2610 Walbert Avenue, Allentown, PA 18104.
Attorneys: Eric R. Strauss, Esquire, Worth, Magee & Fisher, P.C., 2610 Walbert Avenue, Allentown, PA 18104.

Rauch, William H., dec'd.

Late of Heidelberg Township, Emerald.
Executrix: Barbara J. Ginsburg c/o Stephen A. Strack, Esquire, Steckel and Stopp LLC, 125 S.

Walnut Street, Suite 210, Slat-
ington, PA 18080.

Attorneys: Stephen A. Strack,
Esquire, Steckel and Stopp LLC,
125 S. Walnut Street, Suite 210,
Slatington, PA 18080.

**Royer, Raymond a/k/a Ray-
mond R. Royer, dec'd.**

Late of Macungie.

Executrix: Theresa M. Guth 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.

**Storat, Richard E. a/k/a Richard
Ernest Storat, dec'd.**

Late of Upper Saucon Town-
ship.

Executrix: Susan J. Storat c/o
Prokup & Swartz, 7736 Main
Street, Fogelsville, PA 18051-
1616.

Attorney: Jon A. Swartz, Es-
quire, 7736 Main Street, Fogels-
ville, PA 18051-1616.

SECOND PUBLICATION

Brooks, Alice M., dec'd.

Late of Allentown.

Executor: Brian Chamberlain
c/o Malkames Law Office, 509
W. Linden Street, Allentown, PA
18101.

Attorneys: William G. Mal-
kames, Esquire, Malkames Law
Office, 509 W. Linden Street,
Allentown, PA 18101, (610)
821-8327.

Deutsch, Eva R., dec'd.

Late of Allentown.

Administratrix: Cynthia Susan
Deutsch c/o Timothy J. Duck-
worth, Jr., Esquire, Mosebach,
Funt, Dayton & Duckworth,
P.C., 2045 Westgate Drive,

Suite 404, Bethlehem, PA
18017.

Attorneys: Timothy J. Duck-
worth, Jr., Esquire, Mosebach,
Funt, Dayton & Duckworth,
P.C., 2045 Westgate Drive, Suite
404, Bethlehem, PA 18017.

**Janny, Cathryn Anne a/k/a
Cathryn A. Janny, dec'd.**

Late of South Whitehall Town-
ship.

Executrix: Karen Janny, 913
Cardinal Drive, Harrisburg, PA
17111.

Attorney: April L. Cordts, Es-
quire, 391 Nazareth Pike, Beth-
lehem, PA 18020.

Lang, Georgia Louise, dec'd.

Late of New Tripoli.

Executrix: Hanna Jo Wierz-
bicki, 6812 Wesley Dr., Har-
risburg, PA 17112.

Attorneys: Douglas G. Cappel-
lini, Esquire, Cappellini Law,
4525 Spring Hill Dr., Ste. 4,
Schnecksville, PA 18078, (610)
435-8711.

Leitenberger, Lawrence L., dec'd.

Late of Macungie.

Executrix: Joan K. Leitenberger
c/o Malkames Law Office, 509
W. Linden Street, Allentown, PA
18101.

Attorneys: William G. Mal-
kames, Esquire, Malkames Law
Office, 509 W. Linden Street,
Allentown, PA 18101, (610) 821-
8327.

Lucas, Helen R., dec'd.

Late of Center Valley.

Executrix: Marsha H. Hudson
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.

Mack, Karen, dec'd.

Late of Lehigh County.
Administrator: Donald Mack, Jr. c/o Reich & Furst Law Offices, 121 N. Cedar Crest Blvd., Ste. B, Allentown, PA 18104.
Attorneys: James L. Reich, Esq., Reich & Furst Law Offices, 121 N. Cedar Crest Blvd., Ste. B, Allentown, PA 18104, (610) 433-2430.

McCall, Dorothy J., dec'd.

Late of Lower Macungie Township.
Executor: James B. Reichl, 333 Colby Lane, Ambler, PA 19002.
Attorney: Shawn Lynch, Esquire, 312 Exton Comms., Exton, PA 19341.

Minnix, Robert W. a/k/a Robert Wayne Minnix, dec'd.

Late of Lower Macungie Township.
Executors: Michael T. Minnix a/k/a Michael Todd Minnix and Douglas W. Minnix a/k/a Douglas Wayne Minnix c/o William H. Dayton, Jr., Esquire, Mosebach, Funt, Dayton & Duckworth, P.C., 2045 Westgate Drive, Suite 404, Bethlehem, PA 18017.
Attorneys: William H. Dayton, Jr., Esquire, Mosebach, Funt, Dayton & Duckworth, P.C., 2045 Westgate Drive, Suite 404, Bethlehem, PA 18017.

Montz, Ronald Edward a/k/a Ronald E. Montz a/k/a Ronald Montz, dec'd.

Late of Weisenberg Township.

Executrix: Wendi Russiano c/o Craig B. Neely, Esquire, 209 Main Street, Emmaus, PA 18049.

Attorney: Craig B. Neely, Esquire, 209 Main Street, Emmaus, PA 18049, (610) 928-1188.

Oswald, Robert W., dec'd.

Late of New Tripoli.
Executor: Keith W. Strohl, Esq. c/o Tristan K. Luengen, Esquire, Steckel and Stopp LLC, 125 S. Walnut Street, Suite 210, Slatington, PA 18080.
Attorneys: Tristan K. Luengen, Esquire, Steckel and Stopp LLC, 125 S. Walnut Street, Suite 210, Slatington, PA 18080.

Palmer, William E., dec'd.

Late of Emmaus.
Executor: David W. Palmer 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.

Paul, Charles E., dec'd.

Late of Allentown.
Administrators: Cheryl A. Paul, 141 Eileen Dr., Pittsburgh, PA 15214 and Charles A. Paul, 17 Cannon Hill Rd., Rochester, NY 14624.

Rudolph, Timothy E., dec'd.

Late of 5229 Ridgeway Dr., Upper Milford Twp.
Administrator: Eric H. Rudolph.
Attorney: Dante A. Cancelli, Esquire, 125 North Washington Ave., Suite 260, Scranton, PA 18503.

Scholl, Milton J., dec'd.

Late of Allentown.
Executrix: Judy B. Scholl c/o Malkames Law Office, 509 W. Linden Street, Allentown, PA 18101.
Attorneys: William G. Malkames, Esquire, Malkames Law Office, 509 W. Linden Street, Allentown, PA 18101, (610) 821-8327.

Schuessler, Bruce C. a/k/a Bruce Carl Schuessler, dec'd.

Late of 4626 Belmont Drive, Emmaus.
Personal Representative: Meredith S. Whitty c/o James A. Ritter, Esquire, 111 E. Harrison St., Suite 2, Emmaus, PA 18049-2916.
Attorney: James A. Ritter, Esquire, 111 E. Harrison St., Suite 2, Emmaus, PA 18049-2916.

Schuessler, Kathy A. a/k/a Kathy Ann Schuessler, dec'd.

Late of 4626 Belmont Drive, Emmaus.
Personal Representative: Meredith S. Whitty c/o James A. Ritter, Esquire, 111 E. Harrison St., Suite 2, Emmaus, PA 18049-2916.
Attorney: James A. Ritter, Esquire, 111 E. Harrison St., Suite 2, Emmaus, PA 18049-2916.

Scicchitano, Catherine E. a/k/a Kate Scicchitano, dec'd.

Late of Emmaus.
Executor: Edward D. Pitingolo, P.O. Box 60173, Harrisburg, PA 17106.
Attorney: Rowan Keenan, Esquire, 376 East Main Street, Colleagueville, PA 19426.

Smith, Carole Marie a/k/a Carole M. Smith, dec'd.

Late of Upper Macungie Township.

Executor: Richard Smith, 677 Yorkshire Drive, Breinigsville, PA 18031.

Attorney: Ron R. Miller, Esquire, 314 West Broad Street, Suite 118, Quakertown, PA 18951.

Zacharda, Ruth A. a/k/a Ruth A. Miller, dec'd.

Late of Emmaus Borough.
Executrix: Linda F. Rohrbach, 1413 Little Lehigh Drive, Emmaus, PA 18049.
Attorney: Bruce W. Weida, Esq., 245 Main St., Emmaus, PA 18049.

THIRD PUBLICATION

Bear, Rosemarie M., dec'd.

Late of Weisenberg Township.
Co-Executors: Robin C. Dillman and Randy E. Bear 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.

Bowers, Arlene I., dec'd.

Late of Slatington.
Executor: Glenn Bowers a/k/a Glenn R. Bowers 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.

Devlin, Kathryn N. a/k/a Kathy Devlin, dec'd.

Late of Catasauqua.
Executor: Thomas Grimm, 521 Elm Ave., Pitman, NJ 08071.

Faulds, Samantha Ambriel, dec'd.

Late of Salisbury Twp.
Administratrix: Sandra Marie Hill c/o Kristen L. Behrens, Esq., 1500 Market St., #3500E, Philadelphia, PA 19102.
Attorneys: Kristen L. Behrens, Esquire, Dilworth Paxson LLP, 1500 Market St., #3500E, Philadelphia, PA 19102.

Haas, Dennis Wayne a/k/a Dennis W. Haas, dec'd.

Late of Lower Macungie Township.
Executrix: Elizabeth M. Newhart c/o Prokup & Swartz, 7736 Main Street, Fogelsville, PA 18051-1616.
Attorney: Richard W. Shaffer, Jr., Esquire, 7736 Main Street, Fogelsville, PA 18051-1616.

Heller, Herbert E., dec'd.

Late of Alburtis Borough.
Executor: David F. Heller, 524 Racite Road, Alburtis, PA 18011.

Kiefer, Jeremy D., dec'd.

Late of Zionsville.
Executrix: Rachel Little c/o Gardner Law Office, 740 Main Street, Bethlehem, PA 18018.
Attorneys: Gardner Law Office, 740 Main Street, Bethlehem, PA 18018.

Kirk, Mary M., dec'd.

Late of Macungie.
Executrix: Carolyn A. Jones 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.

Klucsarits, Helen J., dec'd.

Late of Allentown.
Executor: Frank J. Klucsarits, Jr. c/o Jeffrey F. Hussar, Esquire, 946 Third Street, Whitehall, PA 18052.
Attorney: Jeffrey F. Hussar, Esq., 946 Third Street, Whitehall, PA 18052.

Kromer, Shirley I., dec'd.

Late of Slatington.
Executors: Brian Kromer and Carol Schleppey 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.

Miller, Claire F. a/k/a Claire Finnegan Miller, dec'd.

Late of Allentown.
Executor: Charles F. Miller c/o Constantine M. Vasiliadis, Esq., Kolb, Vasiliadis, Florenz & Recchiuti, LLC, 60 W. Broad Street, Suite 303, Bethlehem, PA 18018-5721.
Attorneys: Constantine M. Vasiliadis, Esq., Kolb, Vasiliadis, Florenz & Recchiuti, LLC, 60 W. Broad Street, Suite 303, Bethlehem, PA 18018-5721.

Ryan, Evelyn S., dec'd.

Late of Bethlehem.
Administratrix: Marilyn Rucci, 4525 Spring Hill Dr., Ste. 4, Schnecksville, PA 18078.

Scanlan, Brian John, dec'd.

Late of Allentown.
Executor: Nicholas Alexander Scanlan c/o Denise L. Wester, Esq., 881 3rd St., Ste. B-3, Whitehall, PA 18052.

Attorney: Denise L. Wester, Esq., 881 3rd St., Ste. B-3, Whitehall, PA 18052.

Schaeffer, Donna, dec'd.

Late of Allentown.
Administratrix: Nancy L. Ashman c/o Eric R. Strauss, Esquire, Worth, Magee & Fisher, P.C., 2610 Walbert Avenue, Allentown, PA 18104.
Attorneys: Eric R. Strauss, Esquire, Worth, Magee & Fisher, P.C., 2610 Walbert Avenue, Allentown, PA 18104.

Schantz, Craig R., dec'd.

Late of the Borough of Coopersburg.
Administrator: Gregory L. Schantz 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.

Shook, Brian S., dec'd.

Late of Lehigh County.
Executrix: Heather Shook c/o Reich & Furst Law Offices, 121 N. Cedar Crest Blvd., Ste. B, Allentown, PA 18104.
Attorneys: James L. Reich, Esq., Reich & Furst Law Offices, 121 N. Cedar Crest Blvd., Ste. B, Allentown, PA 18104, (610) 433-2430.

Stum, Robert T., dec'd.

Late of the City of Allentown.
Executor: Richard Malozi, 1027 N. Wahneta Street, Allentown, PA 18109.
Attorney: Paul J. Harak, Esquire, 1216 Linden Street, P.O. Box 1409, Bethlehem, PA 18016.

Walkovits, Dorothy J., dec'd.

Late of Salisbury Township.
Executor: Frank W. Yandrisevits, 24 W. 21st Street, Suite 105, Northampton, PA 18067.
Attorney: Charles F. Smith, Jr., Esq., 448 W. Walnut Street, Allentown, PA 18102.

Wiener, Eleanor a/k/a Eleanor Fletcher, dec'd.

Late of Allentown.
Executor: Steven M. Wiener a/k/a Steven Michael Wiener 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.

Witczak, Leo R., dec'd.

Late of 415 Seventh Street, Whitehall.
Personal Representative: Loretta Keil c/o R. Nicholas Nanovic, Esquire, 33 South Seventh Street, P.O. Box 4060, Allentown, PA 18105-4060.
Attorney: R. Nicholas Nanovic, Esquire, 33 South Seventh Street, P.O. Box 4060, Allentown, PA 18105-4060.

Zerphy, Sabrina S., dec'd.

Late of 5711 Belmont Circle, Allentown.
Personal Representative: Eric Zerphy c/o R. Nicholas Nanovic, Esquire, 33 South Seventh Street, P.O. Box 4060, Allentown, PA 18105-4060.
Attorney: R. Nicholas Nanovic, Esquire, 33 South Seventh Street, P.O. Box 4060, Allentown, PA 18105-4060.

**INDIVIDUAL FICTITIOUS
NAME NOTICE**

NOTICE IS HEREBY GIVEN, pursuant 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, Pennsylvania, a certificate for the conduct of a business in Pennsylvania, under the assumed or fictitious name, style or designation of

Name: **CreditZoom** with its principal place of business at: 8841 Turkey Ridge Rd., Breinigsville, PA 18031.

The name and address of the person owning or interested in said business are: Justin Panko, 8841 Turkey Ridge Rd., Breinigsville, PA 18031.

The certificate will be filed on or after November 30, 2023.

D-29

**CHARTER APPLICATION—
NONPROFIT**

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the purpose of obtaining a Certificate of Incorporation pursuant to the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

The name of the corporation is:
THE SCHWAB SCHOOL, INC.

The Articles of Incorporation (filing date) December 19, 2023.

ASKOT WEINER & COHEN, LLP
2400 Market Street
Suite 301
Philadelphia, PA 19103

Dec. 29

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

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

Friday, January 26, 2024

*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. 23006138

By virtue of a writ of execution No. 2022-C-2969, Midfirst Bank v. Jeffrey Gambler a/k/a Jeffrey L. Gambler, owner of property situate in the Alburdis Township, Lehigh County, Pennsylvania, being 41 East Penn Avenue, Alburdis, PA 18011.

Tax Assessment No. 54635628-2150-1.

Improvements thereon: Residential dwelling.

Attorneys
KML Law Group, P.C.

NO. 23006273

By virtue of a writ of execution No. 2023-C-1725, Pennsylvania Housing Finance Agency v. Arthur L. Washington, Jr., owner of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 713 Nelson Street, Allentown, PA 18109.

Tax Assessment No. 64171732-9794-1.

Improvements thereon: Single-family detached.

Attorneys
Leon P. Haller, Esq.
Purcell, Krug & Haller

NO. 23006276

By virtue of a writ of execution No. 2023-N-0853, New Tripoli Bank v. L & P 873, LLC, Paul H. McCartney, III, Lori A. McCartney, and Cherryville Service Center, Inc., owners of property situate in the Washington Township, Lehigh County, Pennsylvania, being 8763 and 8764 PA Route 873, Slatington, PA 18080.

Tax Assessment Nos. 55631443-8082-1 and 556314216861-1.

Improvements thereon: 8763 PA Route 873—One-story commercial building with parking facilities; 8764 PA Route 873—Unimproved.

Attorney
Jack M. Seitz, Esq.

NO. 23006324

By virtue of a writ of execution No. 2023-C-0952, U.S. Bank National Association, Not in Its Individual Capacity But Solely in Its Capacity as Trustee of CIM Trust 2020-R5 v. Sandra L. Boyd Solely in Her Capacity as Heir of Barry H. Boyd, Deceased, owner of property situate in the Upper Macungie Township, Lehigh County, Pennsylvania, being 7567 Trexler Circle, Trexlertown, PA 18087.

LEHIGH LAW JOURNAL

Tax Assessment No. 54654045-8983-1.

Improvements thereon: Residential dwelling.

Attorneys
KML Law Group, P.C.

NO. 23006427

By virtue of a writ of execution No. 2023-C-0977, JPMorgan Chase Bank, National Association v. Janet Arndt and Paul Arndt, owners of property situate in the Heidelberg Township, Lehigh County, Pennsylvania, being 7451 Bake Oven Road, Germansville, PA 18053.

Tax Assessment No. 55303782-5421-1.

Improvements thereon: Residential dwelling.

Attorney
Christopher A. DeNardo, Esq.

NO. 23006444

By virtue of a writ of execution No. 2022-C-1074, PNC Bank, National Association, Successor in Interest to National City Real Estate Services, LLC, Successor by Merger to National City Mortgage, Inc., Formerly Known as National City Mortgage Co. v. Stephanie L. Lukow and Colleen A. O'Hare, owners of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 971 West Cedar Street a/k/a 971 Cedar Street, Allentown, PA 18102.

Tax Assessment No. 54977461-7742-1.

Improvements thereon: Residential dwelling.

Attorneys
KML Law Group, P.C.

NO. 23006469

By virtue of a writ of execution No. 2020-ML-1523, Southern Lehigh School District v. John F. Betz, Jr., owner of property situate in the Up-

per Saucon Township, Lehigh County, Pennsylvania, being 3520 Station Avenue, Center Valley, PA 18034.

Tax Assessment No. 64244494-8812-1.

Improvements thereon: Single-family detached.

Attorneys
Portnoff Law Associates, Ltd.

NO. 23006470

By virtue of a writ of execution No. 2022-C-2905, U.S. Bank National Association v. Derrick Lawrence, owner of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 935 W. Chew Street, Allentown, PA 18102.

Tax Assessment No. 54979104-4641-1.

Improvements thereon: Residential dwelling.

Attorneys
Brock & Scott, PLLC

NO. 23006472

By virtue of a writ of execution No. 2023-C-0964, Wells Fargo Bank, N.A. v. Diane M. Robinson, owner of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 807-813 Saul Street, a/k/a 809 Saul Street, Allentown, PA 18109.

Tax Assessment No. 64173831-6562-1.

Improvements thereon: Residential dwelling.

Attorneys
Brock & Scott, PLLC

NO. 23006524

By virtue of a writ of execution No. 2022-C-1747, US Bank Trust National Association, Not in Its Individual Capacity But Solely as Owner Trustee for VRMTG Asset Trust v. Saeed A. Moghal, owner of property situate in the Salisbury Township,

LEHIGH LAW JOURNAL

Lehigh County, Pennsylvania, being 1533 E. Emmaus Avenue, Allentown, PA 19103.

Tax Assessment No. 64165663-3764-1.

Improvements thereon: Dwelling.

Attorneys
Patrick J. Wesner, Esq.
Parker McCay PA

NO. 23006532

By virtue of a writ of execution No. 2019-C-1601, Citimortgage, Inc. v. Diane J. Zajatz and Charles A. Zajatz, Jr., owners of property situate in the Upper Saucon Township, Lehigh County, Pennsylvania, being 4283 West Saucon Valley Road, Coopersburg, PA 18036.

Tax Assessment No. 64153007-0689-1.

Improvements thereon: Residential real estate.

Attorneys
Andrew J. Marley, Esq.
Stern & Eisenberg, PC

NO. 23006574

By virtue of a writ of execution No. 2021-C-0306, Bank United N.A. v. Higinio Mora, owner of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 2319 South Lumber Street, Allentown, PA 18103.

Tax Assessment No. 64053947-0427-1.

Improvements thereon: Residential dwelling.

Attorneys
KML Law Group, P.C.

NO. 23006576

By virtue of a writ of execution No. 2022-C-0447, Land Home Financial Services, Inc. v. Iris I. Rivera a/k/a Iris Isabel Rivera, owner(s) of property situate in the City of Allentown,

Lehigh County, Pennsylvania, being 120 South 12th Street, Allentown, PA 18102.

Tax Assessment No. 54968855-1843-1.

Improvements thereon: Residential dwelling.

Attorneys
KML Law Group, P.C.

NO. 23006628

By virtue of a writ of execution No. 2018-C-2249, U.S. Bank Trust, N.A., as Trustee for LSRMF Mortgage Holdings II Master Participation Trust v. Joseph Michaels a/k/a Joseph R. Michaels, owner of property situate in the Borough of Emmaus, Lehigh County, Pennsylvania, being 128 Camp Street, Emmaus, PA 18049.

Tax Assessment No. 54957260-7293-1.

Improvements thereon: Single family—detached.

Attorney
Dana Marks, Esq.

NO. 23006745

By virtue of a writ of execution No. 2023-C-0002, Nationstar Mortgage LLC v. Ricky M. Paul, owner of property situate in the Borough of Emmaus, Lehigh County, Pennsylvania, being 109 South 12th Street, Emmaus, PA 18049.

Tax Assessment No. 54942234-2452-1.

Improvements thereon: Residential dwelling.

Attorney
Christopher A. DeNardo, Esq.

NO. 23006788

By virtue of a writ of execution No. 2023-C-1764, Truist Bank, Formerly Known as Branch Banking and Trust Company v. Wilfred Fernandez Go-

mez, owner of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 128 1/2 S. Saint Cloud St., Allentown, PA 18104.

Tax Assessment No. 54965732-7304-1.

Improvements thereon: Residential dwelling.

Attorneys
Brock & Scott, PLLC

NO. 23006800

By virtue of a writ of execution No. 2018-C-0497, Wells Fargo, National Association as Trustee for Option One Mortgage Loan Trust 2007-5, Asset-Backed Certificates, Series 2007-5 v. Cynthia A. Loch a/k/a Cindy Loch a/k/a Cinty Loch a/k/a Cindy Lock; Ronald E. Loch a/k/a Ronald Loch a/k/a Roanld Loch a/k/a Ronald Lock, owners of property situate in the Township of Lynn, Lehigh County, Pennsylvania, being 7753 Brobst Hill Rd., New Tripoli, PA 18066.

Tax Assessment No. 54192623-0633-1.

Improvements thereon: Residential dwelling.

Attorneys
Brock & Scott, PLLC

NO. 23006801

By virtue of a writ of execution No. 2023-C-1018, American Neighborhood Mortgage Acceptance Company, LLC v. Karla M. Ortiz-Hernandez, owner of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 7 W. Pittston St., Allentown, PA 18103.

Tax Assessment No. 64065895-4117-1.

Improvements thereon: Residential dwelling.

Attorneys
Brock & Scott, PLLC

NO. 23006824

By virtue of a writ of execution No. 2022-C-1177, Wilmington Savings Fund Society, FSB, Not Individually But Solely as Trustee for Finance of America Structured Securities Acquisition Trust 2019-HB1 v. Ahmed Zouari, owner of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 1005 N. Van Buren Street, Allentown, PA 18109.

Tax Assessment No. 64174927-9508-1.

Improvements thereon: Residential dwelling.

Attorneys
McCabe, Weisberg & Conway, LLC

NO. 23006826

By virtue of a writ of execution No. 2023-C-0162, Citizens Bank N.A., Formerly Known as RBS Citizens N.A. v. Larry E. Matson, Jr., owner of property situate in the Borough of Emmaus, Lehigh County, Pennsylvania, being 176 North Street, Emmaus, PA 18049.

Tax Assessment No. 54946724-7005-1.

Improvements thereon: Residential dwelling.

Attorneys
McCabe, Weisberg & Conway, LLC

NO. 23006827

By virtue of a writ of execution No. 2019-C-2614, Truist Bank, Formerly Known As Branch Banking and Trust Company v. Nanette Muth a/k/a Nanette M. Muth, owner(s) of property situate in the Borough of Catasauqua, Lehigh County, Pennsylvania, being 731 Front Street, Catasauqua, PA 18032.

Tax Assessment No. 54989907-0935-1.

Improvements thereon: Residential dwelling.

Attorneys
McCabe, Weisberg & Conway, LLC

NO. 23006844

By virtue of a writ of execution No. 2022-C-1611, Newrez LLC d/b/a Shellpoint Mortgage v. Ludmila B. Nechin, owner of property situate in the North Whitehall Township, Lehigh County, Pennsylvania, being 5447 Mauser Street, Laurys Station, PA 18059.

Tax Assessment No. 55814420-2227-1.

Improvements thereon: Single family dwelling.

Attorneys
Cristina L. Connor, Esq.
Manley Deas Kochalski LLC

NO. 23006959

By virtue of a writ of execution No. 2018-C-2780, Bayview Loan Servicing LLC v. Karen N. Alkhal and Anthony K. Alkhal, owners of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 722 N. Fountain St., Allentown, PA 18102.

Tax Assessment No. 54978335-6936-1.

Improvements thereon: Residential dwelling.

Attorney
Roger Fay, Esq.

NO. 23007045

By virtue of a writ of execution No. 2017-C-3958, Deutsche Bank National Trust Company, as Indenture Trustee, on Behalf of the Holders of the Accredited Mortgage Loan Trust 2003-1 Asset Backed Notes v. Alfred R. Deutsch a/k/a Alfred Deutsch, Alfred J. Deutsch, Jr., and the United States of America, owners of property situate in the Upper Saucon Township, Lehigh County, Pennsylvania, being 5678 Chestnut Hill Road, Coopersburg, PA 18036.

Tax Assessment No. 64132740-9717-1.

Improvements thereon: Residential dwelling.

Attorney
Roger Fay, Esq.

JOSEPH N. HANNA
Sheriff of Lehigh County, PA
David M. Backenstoe
County Solicitor

D-29; J-5, 12