

**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**

**Cavallaro, Diane P.**, dec'd.

Late of Allentown.

Executrix: Bernadette De Joseph 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.

**Cody, Vera C. a/k/a Veralice Cody**, dec'd.

Late of Salisbury Township.

Executor: Michael Cody c/o James R. Nanovic, Esquire, Nanovic Law Offices, 57 Broadway, P.O. Box 359, Jim Thorpe, PA 18229.

Attorneys: James R. Nanovic, Esquire, Nanovic Law Offices, 57 Broadway, P.O. Box 359, Jim Thorpe, PA 18229.

**Engler, Alan E.**, dec'd.

Late of Whitehall.

Executrix: Margaret L. Engler 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.

**Fedio, Walter N. a/k/a Walter Nicholas Fedio**, dec'd.

Late of North Whitehall Township.

Executor: Gregory W. Fedio c/o David B. Shulman, Esquire, Shulman Law Office PC, 419 Delaware Avenue, P.O. Box 157, Palmerton, PA 18071.

Attorneys: David B. Shulman, Esquire, Shulman Law Office PC, 419 Delaware Avenue, P.O. Box 157, Palmerton, PA 18071.

**Fichter, Thomas E. a/k/a Thomas Edward Fichter**, dec'd.

Late of Whitehall.

Executrix: Ann M. Koefer c/o Jeffrey F. Hussar, Esquire, 946 Third Street, Whitehall, PA 18052.

Attorney: Jeffrey F. Hussar, Esq., 946 Third Street, Whitehall, PA 18052.

**Gallo, John J.**, dec'd.

Late of Schnecksville.

Executrix: Stephanie M. Gallo 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.

**Harris, Regina M.**, dec'd.

Late of the City of Allentown.

Executrix: Natalie S. McGroarty 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.

**Hoch, Dona L. a/k/a Dona H. Hitchens,** dec'd.

Late of South Whitehall Township.

Administratrix: Leanne L. Fenstermaker c/o Jeffrey F. Hussar, Esquire, 946 Third Street, Whitehall, PA 18052.

Attorney: Jeffrey F. Hussar, Esq., 946 Third Street, Whitehall, PA 18052.

**Horn, John T., Jr.,** dec'd.

Late of the Village of Laurys Station.

Executor: Kristopher J. Horn, 5463 Rt. 145, Laurys Station, PA 18059.

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

**Kuntz, Helene,** dec'd.

Late of 2437 W. Elm Street, Allentown.

Personal Representatives: Douglas A. Kuntz and Cindy A. Schuetz 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.

**Ott, Timothy J.,** dec'd.

Late of Allentown.

Executor: Adam G. Rarich c/o Jeffrey F. Hussar, Esquire, 946 Third Street, Whitehall, PA 18052.

Attorney: Jeffrey F. Hussar, Esq., 946 Third Street, Whitehall, PA 18052.

**Peifer, LaRue Mae,** dec'd.

Late of Allentown.

Executor: Larry J. Kirk c/o Fitzpatrick Lentz & Bubba, P.C., 645 W. Hamilton Street, Suite 800, Allentown, PA 18101.

Attorneys: Fitzpatrick Lentz & Bubba, P.C., 645 W. Hamilton Street, Suite 800, Allentown, PA 18101.

**Schaeffer, Joyce L.,** dec'd.

Late of Allentown.

Executrix: 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.

**Schlosser, Frank J.,** dec'd.

Late of Emmaus.

Executors: Richard J. Schlosser and Karren A. Ford 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.

**Smith, Robert S., Jr.,** dec'd.

Late of Macungie.

Executrix: Donna Leibensperger c/o Law Office of Prokup & Swartz, 7736 Main Street, Fogelsville, PA 18051.

Attorney: Michael Prokup, Esquire, 7736 Main Street, Fogelsville, PA 18051.

**Soltis, George J., Jr.,** dec'd.

Late of Lehigh County.

Administratrix: Ellen L. Soltis, 643 Broad St., Apt. 509, Emmaus, PA 18049.

**Stephens, Elaine,** dec'd.

Late of Allentown.

Administratrices: Tammy Lyn Stephens and Linda Lee Stephens c/o Norris McLaughlin

P.A., 515 West Hamilton Street, Suite 502, Allentown, PA 18101. Attorneys: Scott R. Lipson, Esquire, Norris McLaughlin, P.A., 515 West Hamilton Street, Suite 502, Allentown, PA 18101.

**Zoski, William, Jr.**, dec'd.

Late of Allentown.  
Administrator: Wayne Zoski c/o Michael Ira Stump, Esq., 207 East Main Street, Suite 100, Macungie, PA 18062.  
Attorney: Michael Ira Stump, Esq., 207 East Main Street, Suite 100, Macungie, PA 18062.

**SECOND PUBLICATION**

**Arnold, John P.**, dec'd.

Late of Allentown.  
Executrix: Tia Marie Arnold a/k/a Tia M. Arnold 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.

**Bauer, James J.**, dec'd.

Late of the Township of North Whitehall, Schnecksville.  
Co-Executors: George John Paduch and Dianna Y. Paduch 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.

**Bortz, Delano E.**, dec'd.

Late of Macungie.  
Executors: Jan C. Mitchell and David E. Bortz 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.

**Lentz, Elaine Jean a/k/a Elaine J. Lentz**, dec'd.

Late of Laurys Station.  
Executor: Kent Matthew Hittinger a/k/a Kent M. Hittinger 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.

**Stair, Robert J.**, dec'd.

Late of Lower Macungie Township.  
Administrator: Mark Stair c/o Prokup & Swartz, 7736 Main Street, Fogelsville, PA 18051.  
Attorney: Jon A. Swartz, Esquire, 7736 Main Street, Fogelsville, PA 18051.

**Stoudt, Richard M.**, dec'd.

Late of Whitehall.  
Executrix: Susan R. Julian c/o Kathleen M. Collins, Esquire, 1125 S. Cedar Crest Boulevard, Suite 205, Allentown, PA 18103.  
Attorney: Kathleen M. Collins, Esquire, 1125 S. Cedar Crest Boulevard, Suite 205, Allentown, PA 18103.

**Velekei, Anette E.**, dec'd.

Late of Whitehall.  
Executor: John A. Velekei c/o Noonan Law Office, 526 Walnut St., Allentown, PA 18101.  
Attorneys: Noonan Law Office, 526 Walnut St., Allentown, PA 18101.

**Wuchter, Alice A.**, dec'd.

Late of Lower Macungie Township.

Executors: Stacey M. Meckes, 2556 Route 737, Kempton, PA 19529 and Donald E. Wuchter, 4737 Stockbridge Drive, Medina, OH 44256.

Attorneys: Eric M. Mika, Esq., Toole, Mika & Jones, LLC, 26 East Centre Street, Shenandoah, PA 17976.

**THIRD PUBLICATION**

**Braem, Robert G.,** dec'd.

Late of Allentown City.

Executors: Daniel S. Braem and Alan D. Braem c/o Stephanie E. Sanderson-Braem, Esq., 457 Haddonfield Rd., Ste. 100, Cherry Hill, NJ 08002.

Attorneys: Stephanie E. Sanderson-Braem, Esquire, Stradley, Ronon, Stevens & Young, LLP, 457 Haddonfield Rd., Ste. 100, Cherry Hill, NJ 08002.

**Hartman, Brooke R., Jr. a/k/a Brooke Rapp Hartman, Jr.,** dec'd.

Late of Macungie Borough.  
Executor: Jeffrey Scott Hartman c/o Theodore L. Brubaker, Esq., 480 New Holland Ave., Ste. 6205, Lancaster, PA 17602.  
Attorneys: Theodore L. Brubaker, Esquire, Brubaker Connaughton Goss & Lucarelli, LLC, 480 New Holland Ave., Ste. 6205, Lancaster, PA 17602.

**Hartman, Brooke R., Jr. a/k/a Brooke Rapp Hartman, Jr.,** dec'd.

Late of Macungie Borough.  
Brooke R. Hartman, Jr., Trust dated December 15, 2014.  
Trustees: Brooke R. Hartman, III and Jeffrey Scott Hartman c/o Theodore L. Brubaker, Esq., 480 New Holland Ave., Ste. 6205, Lancaster, PA 17602.

Attorneys: Theodore L. Brubaker, Esquire, Brubaker Connaughton Goss & Lucarelli, LLC, 480 New Holland Ave., Ste. 6205, Lancaster, PA 17602.

**Janowitch, Bartley B.,** dec'd.

Late of Allentown.

Executrix: Laura Janowitch, 826 Royal Ann Lane, Concord, CA 94518.

Attorneys: James C. Bohorad, Esquire, Marshall, Bohorad, Thornburg, Price & Campion, P.C., 1940 West Norwegian Street, P.O. Box 1280, Pottsville, PA 17901.

**Kilby, Sandra L.,** dec'd.

Late of Lower Macungie Township.

Administratrix: Judith A. Hacker, 63 S. Dietz Mill Road, Telford, PA 18969.

Attorney: James M. Smith, Esquire, 1050 Spring Street, Suite 1, Wyomissing, PA 19610.

**Krajcir, Cecilia A.,** dec'd.

Late of Bethlehem.

Administratrix: Rose Marie Lippy 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.

**Krauss, Richard D.,** dec'd.

Late of the Borough of Emmaus.  
Executor: Kevin D. Krauss, 2902 Statehill Rd., E5, Wyomissing, PA 19610.

Attorney: John M. Ashcraft, III, Esquire, 20 North 5th Street, Suite #1, Emmaus, PA 18049.

**McGonigle, Darlene K.,** dec'd.

Late of Whitehall.

Executor: Rock A. McGonigle  
c/o Jeffrey F. Hussar, Esquire,  
946 Third Street, Whitehall, PA  
18052.

Attorney: Jeffrey F. Hussar,  
Esq., 946 Third Street, White-  
hall, PA 18052.

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**Miller, Yvonne M.,** dec'd.

Late of Whitehall.

Executrix: Denise Shawne  
Clark c/o Keith W. Strohl, Es-  
quire, Steckel and Stopp, LLC,  
125 S. Walnut Street, Suite 210,  
Slatington, PA 18080.

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

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**Neiser, Boyd B. a/k/a Boyd  
Bruce Neiser,** dec'd.

Late of Upper Saucon Town-  
ship.

Executrix: Maureen F. Law-  
rence a/k/a Maureen Lawrence  
c/o Tara A. Eckels, Esq., 4510  
Bath Pike, Suite 201, Bethle-  
hem, PA 18017.

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

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**Oxley, Marion G.,** dec'd.

Late of 4138 Primrose Drive,  
Allentown.

Executor: Lawrence E. Oxley  
c/o The Roth Law Firm, 123  
North Fifth Street, Allentown,  
PA 18102.

Attorneys: Robert B. Roth, Es-  
quire, The Roth Law Firm, 123  
North Fifth Street, Allentown,  
PA 18102.

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**Rosenberger, Myra,** dec'd.

Late of the Township of Weisen-  
berg.

Executrix: Sonia R. Sommers  
c/o Ronald R. Bolig, Esquire,  
301 N. Main Street, Telford, PA  
18969.

Attorneys: Ronald R. Bolig, Es-  
quire, Lechowicz and Bolig Law  
Offices, 301 N. Main Street,  
Telford, PA 18969.

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**Rosenberger, Raymond C.,** dec'd.

Late of the Township of Weisen-  
berg.

Executrix: Sonia R. Sommers  
c/o Ronald R. Bolig, Esquire,  
301 N. Main Street, Telford, PA  
18969.

Attorneys: Ronald R. Bolig, Es-  
quire, Lechowicz and Bolig Law  
Offices, 301 N. Main Street,  
Telford, PA 18969.

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**Schmoyer, Rodger R., Jr.,** dec'd.

Late of Salisbury Township.

Administratrix: Ruth Ann  
Schmoyer c/o Emily A. Zettle-  
moyer, Esquire, Zettlemoyer  
Law Office, LLP, 53 North 3rd  
Street, Emmaus, PA 18049.

Attorneys: Emily A. Zettle-  
moyer, Esquire, Zettlemoyer  
Law Office, LLP, 53 North 3rd  
Street, Emmaus, PA 18049.

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**Szczepanski, Thomas J., Sr.,**  
dec'd.

Late of New Tripoli.

Executrix: Eleanor A. Schaeffer  
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.

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**Teutonico, James,** dec'd.

Late of Allentown.

Administratrix: Rosetta Teuto-  
nico, 1877 Sunset Dr., White-  
hall, PA 18052.

**Thompson, Karen Nicola Antoinette a/k/a Karen N. Thompson a/k/a Karen Thompson,** dec'd.

Late of Allentown.

Executor: Justin Anthony Allison c/o Emily A. Zettlemoyer, Esquire, Zettlemoyer Law Office, LLP, 53 North 3rd Street, Emmaus, PA 18049.

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

**Valentine, Marjorie P.,** dec'd.

Late of Upper Macungie Moore Township.

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

**White, Sterling A.,** dec'd.

Late of Slatington.

Administratrix: Linda M. White. Attorney: David E. Schwager, Esquire, 183 Market Street, Suite 100, Kingston, PA 18704-5444.

**NOTICE OF INCORPORATION**

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed on November 8, 2023 pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988 as amended, by the following corporation named:

**THE MILL AT  
TREICHLER'S STATION INC.  
FITZPATRICK LENTZ &  
BUBBA, P.C.**

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

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:  
SOUTH MOUNTAIN VIEW  
COMMUNITY ASSOCIATION

The Articles of Incorporation (filing date): November 2, 2023.

The purpose or purposes for which it was organized are as follows: for the purposes of managing, maintaining, caring for, preserving and administering a planned unit community to be known as South Mountain View Planned Community located in the city of Allentown, Lehigh County, PA.

CARL N. WEINER, ESQ.  
HAMBURG, RUBIN, MULLIN,  
MAXWELL & LUPIN, PC  
1684 S. Broad St.  
(230)

P.O. Box 1479  
Lansdale, PA 19446

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CHARTER APPLICATION—  
LIMITED LIABILITY COMPANY

NOTICE IS HEREBY GIVEN that a Certificate of Organization has been filed with the Department of State of the Commonwealth of Pennsylvania, pursuant to the provisions of the Pennsylvania Limited Liability Act of 1994 for the following limited liability company:

FIVE GENERATION FLYERS, LLC has filed a Certificate of Organization under the provisions of the Pennsylvania Limited Liability Company Law of 1994.

RICHARD H. PEPPER, ESQ.  
717 Washington St.  
Easton, PA 18042

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LEHIGH LAW JOURNAL

CHANGE OF NAME NOTICE

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

NO. 2023-C-3160

NOTICE IS HEREBY GIVEN that on November 13, 2023, the Petition of Noah Michael Szankovics for a Change of Name has been filed in the above-named Court, praying for a Decree to change the name of Petitioner from Noah Michael Szankovics to Noah Michael Klucar.

The Court has fixed January 12, 2024 at 9:30 A.M. in Courtroom No. 5A, 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.

MICHAEL D. RECCHIUTI, ESQ.  
60 W. Broad Street  
Suite 303  
Bethlehem, PA 18018

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CHANGE OF NAME NOTICE

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

NO. 2023-C-2687

NOTICE IS HEREBY GIVEN that on September 27, 2023, the Petition of Patrycja Wajda for a Change of Name has been filed in the above-named Court, praying for a Decree to change the name of Petitioner from Patrycja Wajda to Patrycja Wajda Hulme.

The Court has fixed Friday, January 26, 2024 at 9:30 A.M. in Courtroom No. 5B 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.

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NOTICE

NOTICE IS HEREBY GIVEN that on October 17, 2023, the petition of Randol Adrian Baldera Pacheco was filed in Lehigh County Court of Common Pleas at No. 2023-C-2867, seeking to change the name of Petitioner from Randol Adrian Baldera Pacheco to Randolph Adrian Baldera Pacheco.

The Court has fixed December 18, 2023 at 9:30 a.m. in Courtroom 2A at the Lehigh 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.

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JURY TRIAL  
(12 JURORS) DEMANDED

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

No. 2023-C-1440

JASON KERN

Plaintiff

v.

TERRY SNYDER, SR.  
and ALLEGHENY PLYWOOD  
COMPANY, INC.

Defendant

NOTICE

TO: Terry Snyder, Sr.

NATURE OF THE ACTION: Personal Injury—Automobile Accident.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objection in writing with the Court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

LEHIGH LAW JOURNAL

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

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

LAWYER REFERRAL SERVICE  
Lehigh County Bar Association  
1114 Walnut Street  
Allentown, PA 18102  
(610) 433-7094

MARK K. ALTEMOSE, ESQ.  
I.D. No.: 58939  
COHEN FEELEY ALTEMOSE  
& RAMBO  
Attorney for Plaintiffs  
2851 Baglyos Circle  
Suite 200  
Bethlehem, PA 18020

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NOTICE

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

NO.: 2022-C-0165

COMMUNITY BANK, N.A.  
PLAINTIFF

vs.

STEVEN JOHN BURIAN  
DEFENDANT

TO: Steven John Burian

You are notified that Plaintiff, Community Bank, N.A., has commenced the action “COMMUNITY BANK, N.A. v. STEVEN JOHN BURIAN,” against you entered to 2022-C-0165 in the Court of Common Pleas of Lehigh County, Pennsylvania, which you are required to defend.

This action concerns an alleged default of a Retail Installment Contract and Security Agreement involving a 2016 Yamaha Wave Runner Serial #VX1050A-RB between the parties and balance due Plaintiff on contract from Defendant.

NOTICE

You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Pleading and Notice are served, by entering a written appearance 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 further notice for any money claimed in the Pleading or for any other claim or relief requested by Plaintiff. You may lose money or property or other rights important to you. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

LAWYER REFERRAL SERVICE  
Lehigh County Bar Association  
1114 Walnut Street  
Allentown, PA 18102  
(610) 433-7094

ROBERT P. SHEILS, III, ESQ.  
Attorney ID #: 91108  
Attorney for Plaintiff

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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, December 15, 2023**

*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. 23005562**

By virtue of a writ of execution No. 2022-C-2986, Mortgage America Inc. v. Frederick Fifield and Lisa Fifield, owners of property situate in the Upper Macungie Township, Lehigh County, Pennsylvania, being 1508 Whispering Woods Circle, Allentown, PA 18106.

Tax Assessment No. 54660975-8031-1.

Improvements thereon: Residential real estate.

Attorneys  
Matthew C. Fallings, Esq.  
Stern & Eisenberg, PC

**NO. 23005842**

By virtue of a writ of execution No. 2022-C-1124, Citigroup Mortgage Loan Trust 2020-RP2 v. Tomas Candelaria and Yaika Rodriguez, owners of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 925 North 6th Street, Allentown, PA 18102.

Tax Assessment No. 54979575-6312-1.

Improvements thereon: Residential dwelling.

Attorneys  
KML Law Group, P.C.

**NO. 23005982**

By virtue of a writ of execution No. 2023-C-1512, Wells Fargo Bank, N.A. s/b/m Wachovia Bank, National Association v. James A. Matthews; Donald J. Matthews, owners of property situate in the City of Bethlehem, Lehigh County, Pennsylvania, being 1540 Valley Road, Bethlehem, PA 18018.

Tax Assessment No. 64189370-8308-1.

Improvements thereon: Single family dwelling.

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

**NO. 23005987**

By virtue of a writ of execution No. 2022-C-2260, US Bank Trust National Association, Not in Its Individual Capacity But Solely as Owner Trustee for VRMTG Asset Trust v. Mariano Biundo, owner of property situate in the Salisbury Township, Lehigh County, Pennsylvania, being 2360 Lehigh Parkway North, Allentown, PA 18103.

Tax Assessment No. 54963034-0773-1.

Improvements thereon: Residential dwelling.

Attorneys  
Robertson, Anschutz, Schneid,  
Crane & Partners, PLLC

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**NO. 23006016**

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By virtue of a writ of execution No. 2023-C-0834, Citizens Bank, N.A. v. Jerome K. Warf, owner of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 757 West Cumberland Street, Allentown, PA 18103.

Tax Assessment No. 64062529-9498-1.

Improvements thereon: Residential property.

Attorneys  
Gregory Javardian, Esq.  
Mary F. Kennedy, Esq.  
Law Office of  
Gregory Javardian, LLC

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**NO. 23006018**

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By virtue of a writ of execution No. 2023-C-0112, US Bank Trust National Association, Not in Its Individual Capacity But Solely as Owner Trustee for VRMTG Asset Trust c/o Newrez LLC f/k/a New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing v. Lawrence A. Schmidt, Jr. Deceased, owner of property situate in the Borough of Catasauqua, Lehigh County, Pennsylvania, being 332 Church Street, Catasauqua, PA 18032.

Tax Assessment No. 64080994-2429-1.

Improvements thereon: Dwelling.

Attorneys  
Patrick J. Wesner, Esq.  
Parker McCay PA

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**NO. 23006058**

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By virtue of a writ of execution No. 2023-C-1419, UMB Bank, National Association, Not in Its Individual Capacity, But Solely as Legal Title Trustee for LVS Title Trust XIII v. Michael S. Young, owner of property situate in the Salisbury Township, Lehigh County, Pennsylvania, being 904 South 24th Street, Allentown, PA 18103.

Tax Assessment No. 54962256-4590-1.

Improvements thereon: Single family residential dwelling.

Attorneys  
Hladik, Onorato & Federman, LLP

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**NO. 23006073**

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By virtue of a writ of execution No. 2019-C-3907, HSBC Bank USA, National Association as Trustee for Opteum Mortgage Acceptance Corporation Asset-Backed Pass-Through Certificates, Series 2005-1 v. Thomas Durilla and Hilary A. Durilla, owners of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 546 West Ethel Street, Allentown, PA 18103.

Tax Assessment No. 64055999-3963-1.

Improvements thereon: Residential dwelling.

Attorneys  
Samantha Gable, Esq.

JOSEPH N. HANNA  
Sheriff of Lehigh County, PA

David M. Backenstoe  
County Solicitor

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