

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

Antler, Charles A., dec'd.

Late of 4117 Dillingersville Road, Zionsville.

Executors: Thomas L. Antler and Deborah Jane Taucher 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.

Bobersky, Paulette N., dec'd.

Late of Whitehall Township.

Administratrix: Rosemary Bobersky 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.

Grider, Thomas E., dec'd.

Late of Allentown.

Executrix: Debra S. Grainger 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.

Johnson, Gene-Hope, dec'd.

Late of Emmaus City.

Trustee: Nancy Spence, 8341 Valley Green, Fogelsville, PA 18051.

Attorney: Christopher R. Wolf, Esq., 166 Allendale Road, King of Prussia, PA 19406.

Kiniuk, Joseph G., dec'd.

Late of Emmaus.

Executrix: Deborah A. Kiniuk a/k/a Deborah Ann Kiniuk 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.

Mertz, Kenneth Lee, dec'd.

Late of Bethlehem.

Executrix: Jane Wetzel c/o Timothy J. Duckworth, Jr., Esquire, 2045 Westgate Drive, Suite 303, Bethlehem, PA 18017.

Attorneys: Timothy J. Duckworth, Jr., Esquire, Mosebach, Funt, Dayton & Duckworth, P.C., 2045 Westgate Drive, Suite 303, Bethlehem, PA 18017.

Molchany, Mary T., dec'd.

Late of Coplay.

Mary T. Molchany Revocable Living Trust dated November 9, 1999, as amended.

Settlor: Mary T. Molchany.

Successor Trustee: Jacob J. Molchany c/o William J. Fries,

Esquire, The Atrium, 2895 Hamilton Boulevard, Suite 106, Allentown, PA 18104.

Attorney: William J. Fries, Esquire, The Atrium, 2895 Hamilton Boulevard, Suite 106, Allentown, PA 18104.

Reifinger, Dolores F. a/k/a Dolores Faye Reifinger a/k/a Dolores Reifinger, dec'd.

Late of Whitehall Township.

Executrix: Cynthia D. Klingaman, 385 Fairview St., Emmaus, PA 18049.

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

Richter, Nancy D., dec'd.

Late of Allentown.

Executor: Robin Lee Kellar c/o The Roth Law Firm, 123 N. 5th St., Allentown, PA 18102.

Attorneys: Larry R. Roth, Esquire, The Roth Law Firm, 123 N. 5th St., Allentown, PA 18102.

Sedora, James Alan a/k/a James A. Sedora, dec'd.

Late of Coplay.

Administratrix: Mary Lou Sedora 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.

Stoeckel, Peter T., Sr. a/k/a Peter Thomas Stoeckel, Sr., dec'd.

Late of Coplay Borough.

Administrator: Peter Thomas Stoeckel, Jr.

Attorneys: Michelle M. Forsell, Esq., Wolf, Baldwin & Associates, P.C., 570 Main Street, Pennsburg, PA 18073.

Wertman, Carl W. a/k/a Carl William Wertman, dec'd.

Late of Lynn Township, New Tripoli.

Co-Executors: Sharon L. Lotwick, Lori A. Hegedus and Michael C. Wertman 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.

Wertman, Gloria R., dec'd.

Late of Whitehall.

Executrix: Erin H. Stalsitz 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.

SECOND PUBLICATION

Batarick, Ricky Anthony a/k/a Ricky A. Batarick, dec'd.

Late of Allentown.

Co-Executrices: Marie E. Batarick and Debra M. Dos Santos c/o Samuel F. Feldman, Esquire, Feldman Law Offices, P.C., 2310 Walbert Avenue, Allentown, PA 18104.

Attorneys: Samuel F. Feldman, Esquire, Feldman Law Offices, P.C., 2310 Walbert Avenue, Allentown, PA 18104.

Floyd, Robert J., Jr. a/k/a Robert Joseph Floyd, dec'd.

Late of the City of Allentown.

Executrix: Jennifer A. Beck c/o Jon A. Swartz, Esquire, Prokup & Swartz, 7736 Main Street, Fogelsville, PA 18051.

Attorneys: Jon A. Swartz, Esquire, Prokup & Swartz, 7736

Main Street, Fogelsville, PA 18051.

Khalfan, Sikanderali A., dec'd.

Late of 4032 Emerson Lane, Allentown.

Executor: Mikhail Khalfan c/o Jacob T. Thielen, Esquire, Miller Thielen, P.C., 101 S. Richmond St., Suite B, Fleetwood, PA 19522.

Attorneys: Jacob T. Thielen, Esquire, Miller Thielen, P.C., 101 S. Richmond St., Suite B, Fleetwood, PA 19522.

Knauss, Kenneth F., dec'd.

Late of Emmaus.

Executors: Steven W. Knauss and Daniel B. Knauss.

Attorneys: Gardner, Racines & Sheetz, 5930 Hamilton Boulevard, Suite 106, Allentown, PA 18106.

Marentis, Rodger T. a/k/a Rodger Marentis, dec'd.

Late of Lower Macungie.

Executrix: Kimberly G. Collazo, 2604 Chambers St., Lower Burrell, PA 15068.

Attorney: Gerald K. Morrison, Esq., 4431 North Front St., Third Floor, Harrisburg, PA 17110.

Martinez, Luis Alberto a/k/a Luis A. Martinez, dec'd.

Late of Bethlehem.

Executor: Luis Antonio Martinez Rodriguez a/k/a Luis Antonio Martinez c/o Daniel G. Dougherty, Esq., 881 3rd St., B-3, Whitehall, PA 18052.

Attorney: Daniel G. Dougherty, Esq., 881 3rd St., B-3, Whitehall, PA 18052.

Molchany, Frederick A., dec'd.

Late of 3156 South Drive, Allentown.

Personal Representative: Erin Molchany c/o Stuart T. Shmookler, Esquire, 33 South Seventh Street, P.O. Box 4060, Allentown, PA 18105.

Attorney: Stuart T. Shmookler, Esquire, 33 South Seventh Street, P.O. Box 4060, Allentown, PA 18105.

Reitz, Ronald G., dec'd.

Late of 8472 PA Route 873, Slatington.

Executor: Dennis G. Reitz, 375 Hahn's Dairy Road, Palmerton, PA 18071.

Attorney: Angela M. Stehle, Esquire, 533 Delaware Avenue, Palmerton, PA 18071.

Riccio, Thomas J., dec'd.

Late of Coopersburg.

Co-Executors: Laurie Ann Rozea, 309 Reagan Drive, East Stroudsburg, PA 18301 and Michael Christopher Riccio, 4384 Indian Trail Road, Northampton, PA 18067.

Attorney: P. Christopher Coturo, Esquire, 75 Bangor Jct. Rd., Bangor, PA 18013.

Wasko, Richard G. a/k/a Richard G. Wasko, Sr., dec'd.

Late of the City of Bethlehem.

Executor: Richard George Wasko, Jr. a/k/a Richard G. Wasko, Jr. 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.

THIRD PUBLICATION

Coleman, Arline Mae, dec'd.

Late of the Township of Upper Saucon.

The Arline Mae Coleman Family Trust.

Settlor: Arline Mae Coleman.

Trustee: Stephen R. Rivera 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.

Colon, Samuel, Jr., dec'd.

Late of Allentown.

Administratrix: Elizabeth Morales, 942 N. 5th Street, Allentown, PA 18102.

Attorneys: Erik J. Conrad, Esquire, Thomas, Conrad and Conrad, 515 Linden Street, Allentown, PA 18101.

De Oliveira, Susana Santos, dec'd.

Late of 1738 W. Union St., Allentown.

Executor: Cassiano Oliveira c/o Andrew W. Muir, Esquire, Muir Law Offices, 1235 Penn Avenue, Suite 201, Wyomissing, PA 19610.

Attorneys: Andrew W. Muir, Esquire, Muir Law Offices, 1235 Penn Avenue, Suite 201, Wyomissing, PA 19610.

Devine, Robert E., dec'd.

Late of 1309 Warba Drive, Allentown.

Executrix: Patricia Butler c/o Linda S. Floro, Esquire, formerly Luther-Veno, 2204 Walbert Avenue, Allentown, PA 18104.

Attorney: Linda S. Floro, Esquire, formerly Luther-Veno, 2204 Walbert Avenue, Allentown, PA 18104.

Feinour, Joseph D., dec'd.

Late of 8309 Kings Highway, New Tripoli.

Executrix: Beverly A. Lloyd, 659 Ben Hall Lake Drive, East Dublin, GA 31027.

Attorneys: James E. Sher, Esquire, Sher & Associates, P.C., 15019 Kutztown Road, Kutztown, PA 19530.

Fonzone, Charles J., dec'd.

Late of Allentown.

Executrix: Mary Ann Fonzone 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.

Guarino, Gloria E., dec'd.

Late of Emmaus.

Executor: Edward Guarino 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.

Haynes, Hermon E. a/k/a Hermon Eugene Haynes, dec'd.

Late of the City of Allentown.

Executrices: Pakame Nogqala a/k/a Pakama Nogqala, 30 Jordan Dr., Apt. 4, Whitehall, PA 18052 and Hermina Latrice Haynes-Goolsby a/k/a Hermina Haynes-Goolsby, 2736 Del Ridge Dr., Douglasville, GA 30135.

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

Heiney, Lou E., dec'd.

Late of Upper Saucon Township.

Executor: James A. Gold, 6255 Chestnut Hill Rd., Coopersburg, PA 18036.

Attorney: Jeffrey R. Boyd, Esq.,
7 E. Philadelphia Ave., Ste. 1,
Boyertown, PA 19512.

Hoefling-Hromek, Pamela J.,
dec'd.

Late of Upper Saucon Twp.
Administrator: Jonathon Hromek,
6489 Mallard Ln., Coopersburg,
PA 18036.

Attorneys: Dennis C. Vondran,
Jr., Esquire, Lamb McErlane,
PC, 24 E. Market St., P.O. Box
565, West Chester, PA 19381.

Hottle, Luther J., Jr., dec'd.

Late of Bethlehem.
Executrix: Valerie Lynn Ripley
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.

Koenig, Ruth Ann, dec'd.

Late of 3010 Fellowship Drive,
Lehigh and/or 4092 Pine Hurst
Drive, Northampton.
Ruth A. Koenig Family Trust
dated June 30, 2008.

Trustee: Frederick W. Koenig.
Attorneys: Andrea R. Capita,
Esq., Capita Law LLC, 104 West
High Street, Milford, PA 18337,
(570) 832-7498, andrea@
capitalawllc.com.

Kramer, Joseph G., dec'd.

Late of Whitehall.
Executrix: Phyllis S. Kramer-
Armenti, Easton, PA.
Attorneys: Briana M. Gaumer,
Esquire, Mobilio Wood, LLC,
4728 Hamilton Blvd., Allen-
town, PA 18103.

Kryzan, Frances B., dec'd.

Late of Whitehall.

Administratrix: Kathryn Ann
Kryzan c/o William J. Fries,
Esquire, The Atrium, 2895
Hamilton Boulevard, Suite 106,
Allentown, PA 18104.

Attorney: William J. Fries, Es-
quire, The Atrium, 2895 Ham-
ilton Boulevard, Suite 106, Al-
lentown, PA 18104.

Laub, Jean H., dec'd.

Late of Whitehall.
Executrix: Denise J. Christman
c/o Fitzpatrick Lentz & Bubba,
P.C., Two City Center, 645 West
Hamilton Street, Suite 800, Al-
lentown, PA 18101.

Attorneys: Fitzpatrick Lentz &
Bubba, P.C., Two City Center,
645 West Hamilton Street, Suite
800, Allentown, PA 18101.

Leonard, Merrill L., Jr., dec'd.

Late of Allentown.
Executor: Bruce E. Leonard 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.

**Mastrov, Lance K. a/k/a Lance
Keith Mastrov,** dec'd.

Late of Allentown.
Executor: Stacy Mastrov, 401
NW Stratford Lane, Port St.
Lucie, FL 34983.

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

Miller, Paul, dec'd.

Late of Allentown.
Executors: David Lischner and
Elizabeth Lischner c/o Marla J.
Melman, Esquire, 1644 W. Wal-
nut Street, Allentown, PA 18102.

Attorney: Marla J. Melman, Esquire, 1644 W. Walnut Street, Allentown, PA 18102, (610) 351-0855.

Motsko, Anita, dec'd.

Late of Whitehall Township.
Executrix: Karen A. Hoff 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.

Powell, Trudie L., dec'd.

Late of Coopersburg.
Executor: Arnold Ray Kostenbader 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.

Sidoroff, Jean L., dec'd.

Late of Allentown.
Executors: Stanley J. Bushner and Andrew V. Schantz, Esquire, Davison & McCarthy, P.C., Two City Center, 645 Hamilton Street, Suite 510, Allentown, PA 18101.

Attorneys: Andrew V. Schantz, Esquire, Davison & McCarthy, P.C., Two City Center, 645 Hamilton Street, Suite 510, Allentown, PA 18101.

Stephan, Jerome E. a/k/a Jerome Edward Stephan, dec'd.

Late of Allentown.
Executor: Scott E. Stephan, 6794 Hickory Road, Macungie, PA 18062.

Attorneys: William G. Malkames, Esquire, Malkames Law Office, 509 W. Linden Street, Allentown, PA 18101.

Wrona, Eugene A., dec'd.

Late of the City of Allentown.
Executrix: Sandra T. Wrona c/o Stanley M. Vasiliadis, Esquire, Vasiliadis Pappas Associates, LLC, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020.

Attorneys: Stanley M. Vasiliadis, Esquire, Vasiliadis Pappas Associates, LLC, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020.

Yandrasits, Cheryl A., dec'd.

Late of Whitehall.
Executrix: Desiree Gagge 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.

**INDIVIDUAL FICTITIOUS
NAME NOTICES**

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: **NICOLA MAGEL JOHNSON** with its principal place of business at: 3211 S. Front Street, Whitehall, PA 18052.

The name and address of the person owning or interested in said business are: Nicola M. Johnson a/k/a Nicola Magel Johnson a/k/a Nicola-Magel Johnson, Grantor a/k/a Nicola-Magel Johnson, Beneficiary a/k/a Nicola-Magel Johnson, Agent a/k/a Nicola Johnson a/k/a Nicola m johson, 3211 S. Front Street, Whitehall, PA 18052.

The certificate will be filed on or after April 7, 2023.

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Name: **TROX'S TRAINING** with its principal place of business at:

LEHIGH LAW JOURNAL

2104 Columbia Ave., Whitehall, PA 18052.

The name and address of the person owning or interested in said business are: Todd M. Troxell, 2104 Columbia Ave., Whitehall, PA 18052.

The certificate will be filed on or after January 26, 2023.

A-14

CORPORATE DISSOLUTION

Pursuant to the requirements of the Pennsylvania Business Corporation Law of 1988, as amended, notice is hereby given that ESSCO Liquidating Co., is currently in the process of voluntarily dissolving.

CHARLES G. CHELEDEN, ESQ.
275 South Main Street
Suite 11
Doylestown, PA 18901

A-14

NOTICE

In the Court of Common Pleas of
Lehigh County, Pennsylvania
Civil Division

No. 2022-C-0250

Raymond C. Miller as Co-Executor
of the Estate of Ruth M. Jones,
deceased and Kathryn E. Hunsicker
as Co-Executrix of the Estate of
Ruth M. Jones, deceased
Plaintiffs

v.

HPD Flip 2019, LP,
Victoria Ruth Hunsicker, Michael
Gilbert Martir, and Michael
Lampert Property Trust
Defendants

NOTICE TO: MICHAEL LAMPERT
PROPERTY TRUST

You have been named as a defendant in the above action in mortgage foreclosure concerning the property known as 7630 Center Street, Slatington, PA 18080, bearing Lehigh County Parcel ID No. 555159484019 1. The underlying mortgage, which is recorded in the Office of the Recorder of Deeds of Lehigh County in Instrument No. 2014005195, is in default. By reason of this default, Plaintiffs seek a judgment for the

balance due on the mortgage, plus interest, costs, and fees and foreclosure and sale of the property.

You are hereby notified to plead to the Amended Mortgage Foreclosure Complaint in this case, of which the above is a brief summary, within twenty days from the date this Notice is published.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections 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.

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
1114 W. Walnut St.
Allentown, PA 18102
(610) 433-7094

A-14

CHANGE OF NAME NOTICE

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

NO. 2023-C-0926

NOTICE IS HEREBY GIVEN that on March 30, 2023, the Petition of Edna Marie Arce-Kalmar for a Change of Name has been filed in the above-named Court, praying for a Decree to change the name of Petitioner from Edna Marie Arce Kalmar to Emarie Arce Kalmar.

The Court has fixed Wednesday, May 24, 2023 at 9:30 A.M. in Court-

room No. 5C, 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 March 16, 2023, the Petition of Emny Milagros Reynoso was filed in Lehigh County Court of Common Pleas at 2023-C-0781, seeking to change the name of Petitioner from Emny Milagros Reynoso to Emny Milagros Hernandez.

The Court has fixed May 8, 2023 at 9:30 a.m., Courtroom 1A at the Lehigh County Historic 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.

A-14

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY

In the Court of Common Pleas
Lehigh County, Pennsylvania

DOCKET NO. 2022-C-0487

UMB Bank, National Association,
not in its individual capacity,
but solely as Legal Title Trustee of
LVS Title Trust XIII

PLAINTIFF

v.

Barry Perry
Alice M. Perry
DEFENDANT(S)

MORTGAGE FORECLOSURE

TO: Barry Perry, 423 Fleming Circle,
Frederiksted, VI 00840

Your house (real estate) at 1704 Chapel Avenue, Allentown, PA 18103 is scheduled to be sold at Lehigh County Sheriff Sale on May 26, 2023 at 10:00 A.M., Lehigh County Courthouse, Room 131, 5th and Hamilton

Streets, Allentown, PA 18101, to enforce the court judgment of \$221,-687.25 plus interest to the sale date obtained by UMB Bank, National Association, not in its individual capacity, but solely as Legal Title Trustee of LVS Title Trust XIII against you.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT
THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be canceled if you pay back to UMB Bank, National Association, not in its individual capacity, but solely as Legal Title Trustee of LVS Title Trust XIII, the amount of the judgment plus costs or the back payments, late charges, costs and reasonable attorneys' fees due. To find out how much you must pay, you may call: Richard M. Squire & Associates, LLC, at (215) 886-8790.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may be able to stop the sale through other legal proceedings. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO
SAVE YOUR PROPERTY AND
YOU HAVE OTHER RIGHTS EVEN
IF THE SHERIFF'S SALE DOES
TAKE PLACE

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling the Lehigh County Sheriff's Office at (610) 782-3175.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call the Lehigh County Courthouse at (610) 782-3148.

4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than 30 days after the Sheriff's Sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons

why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule.

7. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale.

Lawyer County Referral Service
1114 W. Walnut St.
Allentown, PA 18102
(610) 433-7094

RICHARD M. SQUIRE, ESQ.

M. TROY FREEDMAN, ESQ.

MICHAEL J. CLARK, ESQ.

ID. Nos. 04267/85165/202929

RICHARD M. SQUIRE &

ASSOCIATES, LLC

Attorneys for Plaintiff

One Jenkintown Station

115 West Avenue

Suite 104

Jenkintown, PA 19046

Telephone: (215) 886-8790

Fax: (215) 886-8791

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

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

Friday, April 28, 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. 22006494

By virtue of a writ of execution No. 2016-C-3066, Nationstar Mortgage LLC v. Duane L. Hyrowich, owner of property situate in the North Whitehall Township, Lehigh County, Pennsylvania, being 3917 Buchanan Street, Coplay, PA 18037.

Tax Assessment No. 54795394-2079-1.

Improvements thereon: Residential dwelling.

Attorney
Roger Fay, Esq.

NO. 22006518

By virtue of a writ of execution No. 2022-C-2244, U.S. 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. Saeed A. Moghal, owner of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 229 N. 2nd Street, Allentown, PA 18102.

Tax Assessment No. 64073390-0559-1.

Improvements thereon: Dwelling.

Attorneys
Patrick J. Wesner, Esq.
Parker McCay PA

NO. 23000039

By virtue of a writ of execution No. 2021-C-0611, U.S. Bank Trust National Association Not in Its Individual Capacity But Solely as Owner Trustee for Legacy Mortgage Asset Trust 2020-GS1 v. Jessica Reinhardt and Brian M. Paraszczak, owners of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 404 North Jerome Street, Allentown, PA 18109.

Tax Assessment No. 64170506-9437-1.

Improvements thereon: Residential dwelling.

Attorneys
Richard M. Squire &
Associates, LLC

NO. 23000042

By virtue of a writ of execution No. 2022-C-2090, PNC Bank, National Association v. Eddie G. Weirbach, owner of property situate in the Salisbury Township, Lehigh County, Pennsylvania, being 1233 Trapps Lane, Allentown, PA 18103.

Tax Assessment No. 64161618-7109-1.

Improvements thereon: Residential dwelling.

Attorneys
KML Law Group, P.C.

NO. 23000069

By virtue of a writ of execution No. 2022-C-2483, US Bank Trust National Association, Not in Its Individual Capacity But Solely as Owner Trustee for VRMTG Asset v. Elena Erdman Solely in Her Capacity as Heir of Barbara E. Moccio, Deceased, Alfred Moccio Solely in His Capacity as Heir of Barbara E. Moccio, Deceased and Michele Mullikin Solely in Her Capacity as Heir of Barbara E. Moccio, Deceased, owners of property situate in the South Whitehall Township, Lehigh County, Pennsylvania, being 2131 West Fairmont Street, Allentown, PA 18104.

Tax Assessment No. 54879491-7607-1.

Improvements thereon: Residential dwelling.

Attorneys
KML Law Group, P.C.

NO. 23000123

By virtue of a writ of execution No. 2021-C-2854, Wilmington Savings Fund Society, FSB, Not Individually But Solely as Trustee for Finance of America Structured Securities Acquisition Trust 2018-HB1 v. Dennis W. Greene, Known Surviving Heir of Patricia Greene and Unknown Surviving Heirs of Patricia Greene, owners of property situate in the Whitehall Township, Lehigh County, Pennsylvania, being 4743 West Street, Whitehall, PA 18052.

Tax Assessment No. 54892803-1870-1.

Improvements thereon: Residential dwelling.

Attorneys
McCabe, Weisberg & Conway, LLC

NO. 23000127

By virtue of a writ of execution No. 2022-C-2243, Wells Fargo Bank, N.A. s/b/m Wachovia Bank, National Association v. Richard R. Hirst and Matthew J. Wursta, owners of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 1412 1/2 W. Chew St., Allentown, PA 18102.

Tax Assessment No. 54976042-4533-1.

Improvements thereon: Residential property.

Attorneys
Jill Manuel-Coughlin, Esq.
Powers Kirn, LLC

NO. 23000180

By virtue of a writ of execution No. 2022-C-1658, JPMorgan Chase Bank, National Association v. Jonathan Egge, owner of property situate in the Whitehall Township, Lehigh County, Pennsylvania, being 5135 Fornaciari Street, Whitehall, PA 18052.

Tax Assessment No. 55807070-9074-1.

Improvements thereon: Residential property.

Attorneys
Jill M. Fein, Esq.
Hill Wallack LLP

NO. 23000184

By virtue of a writ of execution No. 2021-C-2597, Wilmington Savings Fund Society, FSB, as Trustee of Stanwich Mortgage Loan Trust K v. Ronald D. Oswald, II, owner of property situate in the Lower Macungie Township, Lehigh County, Pennsylvania, being 1887 Weilers Rd., Alburdis, PA 18011.

Tax Assessment No. 54643302-4534-1.

Improvements thereon: Residential property.

Attorneys
Jill M. Fein, Esq.
Hill Wallack LLP

NO. 23000226

By virtue of a writ of execution No. 2018-C-2410, Pennsylvania Housing Finance Agency v. Richard D. Buterbaugh, owner of property situate in the South Whitehall Township, Lehigh County, Pennsylvania, being 2617 Orefield Road, Allentown, PA 18104.

Tax Assessment No. 54882723-1738-1.

Improvements thereon: Residential dwelling house.

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

NO. 23000233

By virtue of a writ of execution No. 2022-C-2065, U.S. Bank Trust National Association, Not in Its Individual Capacity, But Solely as Trustee of LSRMF MH Master Participation Trust II v. Alfred T. Moccio, owner of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 935 North 18th Street, Allentown, PA 18104.

Tax Assessment No. 54972390-4233-1.

Improvements thereon: Residential real estate.

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

NO. 23000250

By virtue of a writ of execution No. 2019-C-0727, Barclays Mortgage Trust 2021-NPL1, Mortgage-Backed Securities, Series 2021-NPL1, by U.S. Bank National Association, as Indenture Trustee v. William W. Hunsinger a/k/a William W. Hunsinger,

Jr.; Jessica Hunsinger a/k/a Jessica L. Hunsinger, owners of property situate in the Upper Saucon Township, Lehigh County, Pennsylvania, being 6325 Winding Rd., Coopersburg, PA 18036.

Tax Assessment No. 64136671-8707-1.

Improvements thereon: Residential dwelling.

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

NO. 23000379

By virtue of a writ of execution No. 2019-C-1158, Specialized Loan Servicing, LLC v. Adam E. Smith and Nicole G. Smith, owners of property situate in the Borough of Catasauqua, Lehigh County, Pennsylvania, being 530 Kurtz Street, Catasauqua, PA 18032.

Tax Assessment No. 64091015-4798-1.

Improvements thereon: Residential dwelling.

Attorneys
McCabe, Weisberg & Conway, LLC

NO. 23000435

By virtue of a writ of execution No. 2016-C-3035, Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2007-WMC1, Asset Backed Certificates, Series 2007-WMC1 v. Chandrowtie Bijnath and Parmanan Bijnath, owners of property situate in the Lower Macungie Township, Lehigh County, Pennsylvania, being 6832 Scenic View Drive, Macungie, PA 18062.

Tax Assessment No. 54735601-8674-1.

Improvements thereon: Dwelling.

Attorneys
Patrick J. Wesner, Esq.
Parker McCay PA

NO. 23000463

By virtue of a writ of execution No. 2021-M-0021, Prestige Marble & Granite v. Shashank N. Shah and Amita Shah, owners of property situate in the Upper Macungie Township, Lehigh County, Pennsylvania, being 156 Windermere Avenue, Allentown, PA 18106.

Tax Assessment No. 54667025-6845-1.

Improvements thereon: Single family residential dwelling.

Attorneys

James L. Reich, Esq.
Reich & Furst Law Offices

NO. 23000466

By virtue of a writ of execution No. 2021-C-2492, Mark R. Ruth, Personal Representative of the estate of Elsie E. Ruth, Deceased v. R. Keith Wolfe, owner of property situate in the Upper Milford Township, Lehigh County, Pennsylvania, being 1207 S. 10th Street, Rear and 1222 Tilghman Street, Emmaus, PA 18049.

Tax Assessment Nos. 54943161-7385-1; 549430493203-1.

Improvements thereon: Residential property.

Attorney

William J. Fries, Esq.

JOSEPH N. HANNA
Sheriff of Lehigh County, PA

David M. Backenstoe
County Solicitor

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