

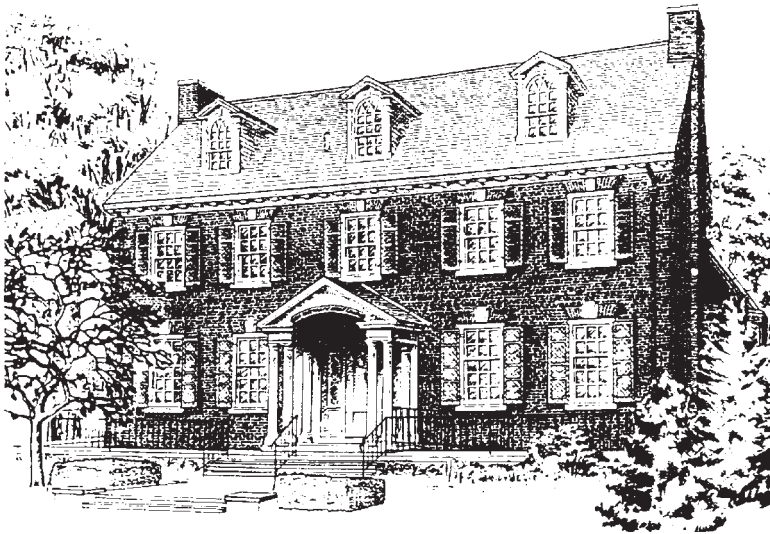
Lehigh Law Journal

(USPS 309560)

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Allentown, PA Friday, March 26, 2021

No. 39



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The Bar Association of Lehigh County

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LEHIGH LAW JOURNAL
(USPS 309560)

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All notices for the April 2nd edition, must be received by 8:00 A.M., March 29th.

3-19, 26

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This one-hour live webinar program will be presented by Attorneys Sarah H. Charette and Jennifer L. Weed of Gross McGinley, LLP. Together, they will navigate attendees through the utilization of medical records in litigation. They will discuss best practices for review, analysis and organization of the information contained within medical records so that it will be most beneficial to the development of your case. They will also discuss prevalent issues regarding today's ever-evolving electronic medical record (EMR) systems and how they affect litigation.

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This presentation is approved by the Keystone Alliance of Paralegal Associations for one substantive Paralegal CLE credit.



3-19, 26; 4-2

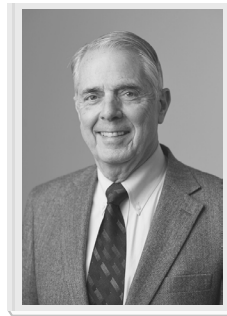


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BENCKINI vs. ESTATE OF LICHTENWALNER

Breach of Contract—Frustrated Litigation—Attorney’s Fees.

Over the course of several years, Gene Benckini filed multiple *pro se* civil suits against the Estate of Lloyd W. Lichtenwalner stemming from an alleged breach of contract relating to the Plaintiff’s landscape and nursery business. All of Plaintiff’s previous claims were dismissed with prejudice. Upon filing an Amended Complaint in 2019, Defendants filed a Motion for Sanctions and Request for Attorney’s Fees.

A verified complaint may not be submitted for any improper purpose, the claims within the complaint must be warranted by existing law, and there must be evidentiary support for the factual allegations. If not, the court may issue sanctions against the complaining party. The court may award counsel fees if the conduct of the other party was arbitrary, vexatious, or in bad faith. An action with no basis in law or fact is arbitrary; an action that serves only to cause annoyance is vexatious.

The Court found that the claims raised in the 2019 amended complaint were essentially the same as a prior case filed in 2016, which was dismissed with prejudice. The only difference was that the 2016 case was pled as a conversion case, and in 2019, the same allegations were pled as a breach of contract. Because Plaintiff could have raised the breach of contract in 2016, *res judicata* and collateral estoppel applied. The Court therefore found that the Amended Complaint was arbitrary, vexatious, and in bad faith, and awarded attorney’s fees to the Defendants.

In the Court of Common Pleas of Lehigh County, Pennsylvania—Civil Division. No. 2019-C-1562. Gene C. Benckini, Trading As Benckini Nurseries, Plaintiff vs. Executrix, Susan R. William and Co-Executrix Barbara E. Wisser of the Lloyd W. Lichtenwalner Estate, Defendants.

GENE C. BENCKINI, Pro Se.

ANNE K. MANLEY, ESQUIRE, on behalf of the Defendants Susan R. William and Barbara E. Wisser.

MEMORANDUM OPINION

JOHNSON, J., August 31, 2020. Before the Court for consideration is Defendants’ Motion for Sanctions and Request for Attorney’s Fees Pursuant to Pa. R.C.P. No. 1023.1 and 42 Pa. C.S.A. Section 2503 filed January 2, 2020. Hearing was held on June 25, 2020.

Defendants argue that Plaintiff’s conduct in filing the above-captioned Complaint is arbitrary, vexatious and otherwise brought in bad faith and, therefore, Defendants are entitled to an award of its counsel fees for having to defend Plaintiff’s frivolous claims and the above-captioned Complaint should be dismissed with prejudice. We agree.

By signing, filing and submitting a verified complaint, the party certifies that, to the best of that person's knowledge, information and belief, formed after an inquiry reasonable under the circumstances, that it is not being presented for any improper purpose, such as to harass or to cause unnecessary delay or needless increase in the cost of litigation; that the claims, defenses, and other legal contentions therein are warranted by existing law; and that the factual allegations therein have evidentiary support. Pa. R.C.P. No. 1023.1. If the court determines that Rule 1023.1 has been violated, the court may impose an appropriate sanction upon any party that has violated the rule. Pa. R.C.P. No. 1023(d). In addition, Pennsylvania law provides that a party is entitled to an award of counsel fees if "the conduct of another party in commencing the matter or otherwise was arbitrary, vexatious or in bad faith." See 42 Pa. C.S.A. §2503(9). "An opponent's conduct has been deemed to be 'arbitrary' ... if such conduct is based on random or convenient selection or choice rather than on reason or nature." *Berg v. Georgetown Builders, Inc.*, 822 A.2d 810, 816 (Pa. Super. 2003). By definition, where there is no basis in law or fact for commencement of an action, the action is arbitrary, and opposing party may be awarded attorney fees under statute. *Id.*, citing *Thunberg v. Strause*, 545 Pa. 607, 682 A.2d 295, 301 (1996). Further, conduct is considered vexatious, for the purposes of awarding counsel fees if it is instituted without sufficient grounds and serves only to cause annoyance. *Id.* at 817, citing *Bykowski v. Chesed, Co.*, 425 Pa. Superior Ct. 595, 625 A.2d 1256, 1259 (1993).

The evidence illustrates that Plaintiff has filed various complaints against Defendants over many years, all of which were dismissed with prejudice. In Plaintiff's most recently filed case prior to the above-captioned one, Lehigh County Case No. 2016-C-3545 (hereinafter, "Plaintiff's 2016 Case"), the Honorable President Judge EDWARD D. REIBMAN dismissed Plaintiff's Complaint with prejudice, citing multiple reasons. Plaintiff appealed that decision to the Superior Court of Pennsylvania which affirmed Judge REIBMAN's decision.

The claims raised in the above-captioned case are based on essentially the same allegations raised in Plaintiff's 2016 Case, which was dismissed with prejudice. One of the reasons for the dismissal of Plaintiff's 2016 Case was pursuant to Pennsylvania's

Dead Man’s Rule because Plaintiff’s claims hinged upon him establishing an agreement between Plaintiff and Lloyd W. Lichtenwalner, deceased (hereinafter, “Decedent”), and Plaintiff failed to identify any signed agreements or any disinterested witnesses that could testify to the existence of such agreement.

The Complaint in the above-captioned case is based on essentially the same allegations raised in Plaintiff’s 2016 Case. But now, Plaintiff attaches an alleged signed lease agreement between Plaintiff and Decedent dated September 1, 2007 (hereinafter, “Lease Agreement”), and alleges that it was witnessed by Plaintiff’s employee. Plaintiff now raises the same claims but couches them as a breach of contract action, attaching the Lease Agreement. Plaintiff’s claims are that Defendants breached the Lease Agreement by illegally removing his trees and equipment from the leased property in 2015 and 2016. These allegations were already the subject of Plaintiff’s 2016 Case, although they were pled as an action in conversion. Had Plaintiff believed he had a claim in breach of contract based on the same allegations and the Lease Agreement, Plaintiff could have and should have raised them in Plaintiff’s 2016 Case. To further support this, it must be noted that the Lease Agreement and the allegations of its breach all occurred prior to Plaintiff filing his 2016 Complaint. As such, we find that Plaintiff’s Complaint in the above-captioned case is barred and precluded by the doctrines of *res judicata* and *collateral estoppel*.

Based on the above analysis and the evidence presented at Hearing, we find that Plaintiff’s conduct in filing the above-captioned Complaint was arbitrary, vexatious and in bad faith and that he is subject to sanctions under Pa. R.C.P. No. 1023.1(d) and 42 Pa. C.S.A. §2503.

Therefore, we find that Defendants are entitled to a dismissal of the Complaint with prejudice and an award of attorney’s fees and costs in the amount of \$12,372.00.

ORDER

AND NOW, this day of August, 2020, upon consideration of Defendants’ Motion For Sanctions And Request For Attorney’s

Fees Pursuant To Pa.R.C.P. No. 1023.1 And 42 Pa.C.S.A. Section 2503 filed January 2, 2020; after Hearing held June 25, 2020 and for the reasons set forth in the accompanying Memorandum Opinion;

IT IS ORDERED that:

1. Said motion is GRANTED;
2. Plaintiff's Complaint filed July 12, 2019 is DISMISSED with prejudice; and
3. Plaintiff shall pay Defendant's attorneys' fees and costs in the amount of \$12,372.00 to Defendant c/o Anne K. Manley, Esquire, Gross McGinley, LLP, 101 Larry Holmes Drive, Suite 202, Easton, PA 18042 within thirty (30) days of the date of this Order.

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

Acevedo, Wyrma, dec'd.

Late of the City of Bethlehem.
Executrix: Yvette M. Rivera c/o Jamie Michael McFadden, Esq., 3055 College Heights Blvd., Suite 2B, Allentown, PA 18104.
Attorney: Jamie Michael McFadden, Esq., 3055 College Heights Blvd., Suite 2B, Allentown, PA 18104.

Brady, Timothy P., dec'd.

Late of Allentown.
Executor: Martin Brady, Jr. c/o The Roth Law Firm, 123 North Fifth Street, Allentown, PA 18102.
Attorneys: Robert B. Roth, Esquire, The Roth Law Firm, 123 North Fifth Street, Allentown, PA 18102.

Detrick, Marie E., dec'd.

Late of Heidelberg Township.
Executors: Michael Wade Rex and Rebecca Sue Reichl c/o 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.

Galio, Henry A., Jr. a/k/a Henry Anthony Galio, Jr., dec'd.

Late of Slatington.
Personal Representative: Henry A. Galio, III c/o Peter P. Perry, Esquire, 1600 Lehigh Parkway East, 1E, Allentown, PA 18103-3097.
Attorney: Peter P. Perry, Esquire, 1600 Lehigh Parkway East, 1E, Allentown, PA 18103-3097.

Harman, Robert G., dec'd.

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

Henry, Betty Ann, dec'd.

Late of Fogelsville.
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Attorneys: Noonan Law Office, 526 Walnut St., Allentown, PA 18101.

Holmes, Gwendolyn M., dec'd.

Late of Lower Macungie Township.
Executrix: Sally Holmes Shirley, 489 Gooseberry Road, West Springfield, MA 01089.

James, Marian Frances a/k/a Marian F. James, dec'd.

Late of Allentown.
Executor: Thomas Carl Harp c/o Law Offices of Lawrence B. Fox, P.C., 1834 Pennsylvania

Avenue, Hanover Township, Allentown, PA 18109.
Attorneys: Law Offices of Lawrence B. Fox, P.C., 1834 Pennsylvania Avenue, Hanover Township, Allentown, PA 18109.

Jandrasits, William J., dec'd.

Late of Coplay.
Executor: James W. Jandrasits c/o The Roth Law Firm, 123 North Fifth Street, Allentown, PA 18102.
Attorneys: Larry R. Roth, Esquire, The Roth Law Firm, 123 North Fifth Street, Allentown, PA 18102.

Kirkpatrick, Lawrence, dec'd.

Late of Allentown.
Executor: Richard Kirkpatrick c/o The Roth Law Firm, 111 East Harrison Street, Emmaus, PA 18049.
Attorneys: Robert B. Roth, Esquire, The Roth Law Firm, 111 East Harrison Street, Emmaus, PA 18049.

Leayman, Patricia Jean a/k/a Patricia Leayman a/k/a Patricia J. Leayman, dec'd.

Late of Macungie.
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Attorney: Craig B. Neely, Esq., 209 Main Street, Emmaus, PA 18049.

Lentz, Maxine E. a/k/a Maxine Elizabeth Lentz, dec'd.

Late of the Township of Lower Macungie.
Executor: Michael F. Lentz a/k/a Michael Frank Lentz c/o Bradford D. Wagner, Esquire, 662 Main Street, Hellertown, PA 18055-1726.

Attorney: Bradford D. Wagner, Esquire, 662 Main Street, Hellertown, PA 18055-1726, (610) 838-6563.

Mertl, Evelyn D., dec'd.

Late of the Township of Upper Saucon.
Co-Executors: Kathleen M. Eckert and Alfred K. Albrecht c/o Jamie Michael McFadden, Esq., 3055 College Heights Blvd., Suite 2B, Allentown, PA 18104.
Attorney: Jamie Michael McFadden, Esq., 3055 College Heights Blvd., Suite 2B, Allentown, PA 18104.

Montz, Marian B., dec'd.

Late of the City of Bethlehem.
Executrix: Karen Six c/o Joseph F. Leeson, III, Esquire, 70 East Broad Street, P.O. Box 1426, Bethlehem, PA 18016-1426.
Attorney: Joseph F. Leeson, III, Esquire, 70 East Broad Street, P.O. Box 1426, Bethlehem, PA 18016-1426.

Moyer, Elizabeth M. a/k/a Elizabeth M. Beaver, dec'd.

Late of Allentown.
Administratrix: Staceyann Janowiak, 5294 Thompson St., Germansville, PA 18053.

Rosko, Thomas G. a/k/a Thomas Rosko, dec'd.

Late of Lowhill Township.
Executrix: Wendy A. Rosko c/o Craig B. Neely, Esquire, 209 Main Street, Emmaus, PA 18049.
Attorney: Craig B. Neely, Esq., 209 Main Street, Emmaus, PA 18049.

Ruhf, Paul M. a/k/a Paul M. Ruhf, Sr., dec'd.

Late of the City of Allentown.

Executors: Paul M. Ruhf, Jr. and Douglas R. Ruhf c/o George K. Keenan, Esquire, 512 North New Street, Bethlehem, PA 18018.

Attorney: George K. Keenan, Esquire, 512 North New Street, Bethlehem, PA 18018.

Schmoyer, Homer L., dec'd.

Late of 3000 Fellowship Drive, Whitehall Township.

Personal Representative: Ronald L. Schmoyer 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.

Siegfried, Sara J., dec'd.

Late of Whitehall.

Executrix: Heidi A. Abraham c/o Noonan Law Office, 526 Walnut St., Allentown, PA 18101.

Attorneys: Noonan Law Office, 526 Walnut St., Allentown, PA 18101.

SECOND PUBLICATION

Adams, Sandra L., dec'd.

Late of 163 Lindfield Circle, Macungie.

Personal Representative: Michele A. Reinert c/o James A. Ritter, Esquire, 111 E. Harrison St., Suite 2, Emmaus, PA 18049-2916.

Attorney: James A. Ritter, Esquire, 111 E. Harrison Street, Suite 2, Emmaus, PA 18049-2916.

Bortz, Mildred P., dec'd.

Late of Macungie.

Executor: Barry D. 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.

Carpenter, Louise N., dec'd.

Late of Allentown.

Executrix: Ann Louise Carpenter, 510 E. 20th St., Northampton, PA 18067.

Coringrato, Margaret T., dec'd.

Late of Allentown.

Executor: Ettore J. Coringrato, Jr. 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.

Diehl, Robert Charles, Jr. a/k/a Robert C. Diehl, Jr., dec'd.

Late of the Township of South Whitehall.

Executrix: Pamela Sue Hoffman c/o Mark P. Albright, Esquire, 403 Main Street, Hellertown, PA 18055-1721.

Attorney: Mark P. Albright, Esquire, 403 Main Street, Hellertown, PA 18055-1721.

Finlayson, Jessica Ann a/k/a Jessica A. Finlayson, dec'd.

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Suite 404, Bethlehem, PA
18017.

Frear, Marcus, dec'd.

Late of the Borough of Macun-
gie.

Administratrix: Kelly S. Frear
c/o John M. Ashcraft, III, Es-
quire, 20 North 5th St., Suite
#1, Emmaus, PA 18049-2406.
Attorney: John M. Ashcraft, III,
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Gall, Stella M., dec'd.

Late of Schnecksville.

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Slatington, PA 18080.
Attorneys: Stephen A. Strack,
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Gross, Evelyn M., dec'd.

Late of the Township of Upper
Macungie.

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1426, Bethlehem, PA 18016-
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18016-1426.

Huber, Jean S., dec'd.

Late of Allentown.

Executor: Samuel R. Huber.
Attorneys: Gladys E. Wiles,
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7731 Main Street, Fogelsville,
PA 18051, (610) 391-9500.

Kolb, Elwood H., dec'd.

Late of Macungie.

Administrator: David S. Kolb.
Attorneys: Robert M. Knauer,
Esquire, Knauer & Davenport,
143 North Eighth St., Allen-
town, PA 18101.

Lapp, Linda A., dec'd.

Late of Whitehall.

Executrix: Tammy Breitfeller
a/k/a Tammy Lynn Breitfeller
c/o Jeffrey F. Hussar, Esquire,
946 Third Street, Whitehall, PA
18052.

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

Leiby, Alverta E., dec'd.

Late of Macungie.

Executrix: Susan J. Moll c/o
Noonan Law Office, 526 Walnut
Street, Allentown, PA 18101-
2394.

Attorneys: Noonan Law Office,
526 Walnut Street, Allentown,
PA 18101-2394.

**Loeffler, Grace Elizabeth a/k/a
Grace Guldin,** dec'd.

Late of Macungie Borough.

Executors: Aaron L. Guldin
a/k/a Aaron Loeffler Guldin
and Jordan L. Guldin a/k/a
Jordan Loeffler Guldin c/o Law
Offices of John O. Stover, Jr.,
537 Chestnut St., Emmaus, PA
18049.

Attorney: John O. Stover, Jr.,
Esquire, 537 Chestnut St., Em-
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Morris, Owen J., dec'd.

Late of Allentown.

Executor: Jayson Owen Morris
a/k/a Jayson Morris c/o
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Attorney: George K. Keenan,
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Moyer, Raymond W., dec'd.

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Executor: Stephen A. Shelly,
525 W. Broad St., Quakertown,
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Attorney: Stephen A. Shelly,
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Nicholas, Robert J., dec'd.

Late of Allentown.

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merer, 20 Cleveland Street, Al-
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Attorney: E. Keller Kline, III,
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Oswald, Donald R., dec'd.

Late of Whitehall Township.

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**Price, Thomas J., Sr. a/k/a
Thomas J. Price,** dec'd.

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Schlaner, Ervin F., dec'd.

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Attorneys: Fitzpatrick Lentz &
Bubba, P.C., Two City Center,
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Showak, Arleen M., dec'd.

Late of Allentown.

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Smith, Gladys G., dec'd.

Late of South Whitehall Town-
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Co-Administratrices: Carol A.
Smith and Sally S. Stiles a/k/a
Sally Sue Stiles c/o Amanda
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Attorneys: Amanda Racines
Lovett, Esquire, Gardner, Ra-
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Place, Allentown, PA 18103.

Smith, Kenneth P., dec'd.

Late of South Whitehall Town-
ship.

Co-Administratrices: Carol A.
Smith and Sally S. Stiles a/k/a
Sally Sue Stiles c/o Amanda
Racines Lovett, Esquire, Gard-

ner, Racines & Sheetz, 3968 Maulfair Place, Allentown, PA 18103.

Attorneys: Amanda Racines Lovett, Esquire, Gardner, Racines & Sheetz, 3968 Maulfair Place, Allentown, PA 18103.

Warmkessel, Dorothy L., dec'd.

Late of the Borough of Emmaus. Executor: Frank John Bors, Jr. c/o Mark P. Albright, Esquire, 403 Main Street, Hellertown, PA 18055-1721.

Attorney: Mark P. Albright, Esquire, 403 Main Street, Hellertown, PA 18055-1721.

Yadush, Jeannette, dec'd.

Late of Allentown. Executrix: Pamela Haney c/o Feldman Law Offices, P.C., 2310 Walbert Ave., Ste. 103, Allentown, PA 18104.

Attorneys: Samuel F. Feldman, Esquire, Feldman Law Offices, P.C., 2310 Walbert Ave., Ste. 103, Allentown, PA 18104.

Yarnall, William L. a/k/a William Lewis Yarnall, dec'd.

Late of Allentown. Executrix: Margaret E. Yarnall c/o Noonan Law Office, 526 Walnut Street, Allentown, PA 18101-2394.

Attorneys: Noonan Law Office, 526 Walnut Street, Allentown, PA 18101-2394.

Zimmerman, Willard R., Jr., dec'd.

Late of 3 Saylor Drive, Coplay. Executor: Michael James Roxberry c/o Linda S. Luther-Veno, Esquire, 2204 Walbert Avenue, Allentown, PA 18104.

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

THIRD PUBLICATION

Bankowski, Marie, dec'd.

Late of the City of Bethlehem. Executrix: Debra Boehm c/o Joseph F. Leeson, III, Esquire, 70 East Broad Street, P.O. Box 1426, Bethlehem, PA 18016-1426.

Attorney: Joseph F. Leeson, III, Esquire, 70 East Broad Street, P.O. Box 1426, Bethlehem, PA 18016-1426.

Beller, Wayne R., dec'd.

Late of Slatedale. Executors: Echo L. Kramlich and Kassandra L. Beller 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, Slat- ington, PA 18080.

Caban, Jose A., Jr., dec'd.

Late of Allentown. Administratrix: Cynthia Caban, 2010 West Cedar St., Allentown, PA 18104.

Eisenhard, Bruce A., Sr., dec'd.

Late of Allentown. Personal Representative: Sharon Eisenhard c/o Peter P. Perry, Esquire, 1600 Lehigh Parkway East, 1E, Allentown, PA 18103-3097.

Attorney: Peter P. Perry, Esquire, 1600 Lehigh Parkway East, 1E, Allentown, PA 18103-3097.

Elliott, June N. a/k/a June Elliott, dec'd.

Late of Coplay. Executrix: Diane Kehs, 50 Ballek Rd., Riegelsville, PA 18077.

Attorney: Everett Cook, Esq.,
1605 N. Cedar Crest Blvd.,
Suite 520, Allentown, PA 18104.

Feller, Walter A., dec'd.

Late of Allentown.
Executrix: Lori J. Cerato, 729
Sarah Street, Stroudsburg, PA
18360-2262.
Attorney: Lori J. Cerato, Es-
quire, 729 Sarah Street,
Stroudsburg, PA 18360-2262.

Fiedler, Nancy L., dec'd.

Late of 223 N. 13th Street, Al-
lentown.
Personal Representative: David
S. Fiedler c/o James A. Ritter,
Esquire, 111 E. Harrison St.,
Suite 2, Emmaus, PA 18049-
2916.
Attorney: James A. Ritter, Es-
quire, 111 E. Harrison Street,
Suite 2, Emmaus, PA 18049-
2916.

Getz, Robert E., dec'd.

Late of Allentown.
Executrix: Diana L. Hannot c/o
Michael E. Riskin, Esquire, 18
E. Market Street, Bethlehem,
PA 18018.
Attorney: Michael E. Riskin,
Esquire, 18 E. Market Street,
Bethlehem, PA 18018.

**Glasser, Alberta Irene a/k/a Al-
berta I. Glasser,** dec'd.

Late of Whitehall Township.
Executrix: Doreen A. Huber,
5448 Prospect Street, White-
hall, PA 18052.
Attorney: Kristofer M. Metzger,
Esquire, 6666 Passer Rd., Suite
#3, Coopersburg, PA 18036-
1258.

**Hartzell, Ronald a/k/a Ronald
L. Hartzell,** dec'd.

Late of Bethlehem.

Administratrix: Susan M. Lindt-
ner c/o Daniel G. Dougherty,
Esq., 881 3rd St., B-3, White-
hall, PA 18052.

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

Held, Elmer J., dec'd.

Late of Allentown.
Executor: Robert W. Held 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, Allen-
town, PA 18103.

Johnson, Jean B., dec'd.

Late of Allentown.
Executor: Thomas J. Lukish,
Sr. a/k/a Thomas Lukish c/o
David B. Schwartz, Esquire,
514 Fullerton Avenue, Suite 2,
Whitehall, PA 18052.
Attorney: David B. Schwartz,
Esquire, 514 Fullerton Avenue,
Suite 2, Whitehall, PA 18052.

Keinert, Ann Marie, dec'd.

Late of Whitehall Township.
Executrix: Christine L. Beck,
841 Nantucket Circle, Bethle-
hem, PA 18018.
Attorney: Bruce W. Weida, Es-
quire, 245 Main St., Emmaus,
PA 18049.

**Klotz, Clayton E. a/k/a Clayton
Edgar Klotz,** dec'd.

Late of the Township of Upper
Saucon.
Executor: Richard C. Klotz
a/k/a Richard Clayton Klotz
c/o Bradford D. Wagner, Es-
quire, 662 Main Street, Hellen-
town, PA 18055-1726.
Attorney: Bradford D. Wagner,
Esquire, 662 Main Street, Hel-
lertown, PA 18055-1726, (610)
838-6563.

Knoll, Ina Fisher a/k/a Ina F.

Knoll, dec'd.

Late of Whitehall.

Executor: Bruce W. Knoll 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.

Lauchnor, Paul R., dec'd.

Late of Allentown.

Executrix: Olga I. Diaz-Lauchnor c/o Keith W. Strohl, Esq., Steckel and Stopp LLC, 125 S. Walnut Street, Suite 210, Slatington, PA 18080.

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

Littleford, Kevin J., dec'd.

Late of Lynn Township.

Executor: K. Christopher Littleford a/k/a K.C. Littleford 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.

Miller, Joseph J., Jr., dec'd.

Late of Allentown.

Executrix: Suzanne T. Miller, 4050 Broadway, Allentown, PA 18104.

Attorney: Bruce W. Weida, Esquire, 245 Main St., Emmaus, PA 18049.

Mulhollem, Marilynn J., dec'd.

Late of Allentown.

Co-Executors: John Mulhollem and Beverly Pramik 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.

Oldt, Shirlene M. a/k/a Shirlene Oldt, dec'd.

Late of Whitehall Township.

Executor: Daniel E. Risch, 1865 South Lee Court, Buford, GA 30518.

Attorney: Everett Cook, Esq., 1605 N. Cedar Crest Blvd., Suite 520, Allentown, PA 18104.

Paukovits, Mary B., dec'd.

Late of Allentown.

Executrix: Marie C. Peart 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.

Ruff, Charles W., dec'd.

Late of Bethlehem.

Executor: Daniel Charles Ruff a/k/a Daniel C. Ruff c/o Michael Ira Stump, Esquire, 207 E. Main Street, Suite 100, Macungie, PA 18062.

Attorney: Michael Ira Stump, Esquire, 207 E. Main Street, Suite 100, Macungie, PA 18062.

Sacarakis, Helen M., dec'd.

Late of the City of Bethlehem.

Executor: George E. Nakata a/k/a George Nakata c/o Bradford D. Wagner, Esquire, 662 Main Street, Hellertown, PA 18055-1726.

Attorney: Bradford D. Wagner, Esquire, 662 Main Street, Hellertown, PA 18055-1726, (610) 838-6563.

**Smith, George S., Jr. a/k/a
George S. Smith**, dec'd.

Late of Salisbury Township.
Personal Representative: Kathleen L. Smith a/k/a Kathleen A. Smith c/o Peter P. Perry, Esquire, 1600 Lehigh Parkway East, 1E, Allentown, PA 18103-3097.

Attorney: Peter P. Perry, Esquire, 1600 Lehigh Parkway East, 1E, Allentown, PA 18103-3097.

Sutjak, Irene E., dec'd.

Late of South Whitehall Township.

Executor: Robert W. Sutjak 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.

Swoyer, Leon I., dec'd.

Late of Breinigsville.

Executor: Craig A. Swoyer 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.

Tanner, Carol A., dec'd.

Late of Allentown.

Executrix: Patricia Mary Smothers a/k/a Pat Smothers c/o 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.

Wentz, Flora M., dec'd.

Late of Macungie.

Administrators: Donna L. Wentz, Richard C. Wentz and Brenda J. Punchak c/o Wiener and Wiener LLP, 512 W. Hamilton Street, Suite 400, Allentown, PA 18101.

Attorneys: Wiener and Wiener LLP, 512 W. Hamilton Street, Suite 400, Allentown, PA 18101.

NOTICES OF INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed on February 9, 2021 pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988 as amended, by the following corporation named:

**CYPRESS HILL FARM, INC.
FITZPATRICK LENTZ &
BUBBA, P.C.**

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

M-26

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed on March 16, 2021 pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988 as amended, by the following corporation named:

MAZA INC

M-26

**NOTICE OF ORGANIZATION
LIMITED LIABILITY COMPANY**

NOTICE IS HEREBY GIVEN that on February 26, 2021, Certificate of Organization was filed in the Department of State of the Commonwealth of Pennsylvania for:

KAY WILLOWBROOK, LLC
in accordance with the provisions of the Limited Liability Act of 1994.

LISA A. PEREIRA, ESQ.
BROUGHAL & DeVITO, L.L.P.
38 West Market Street
Bethlehem, PA 18018

NO. 2021-C-0440

M-26

CHANGE OF NAME NOTICE

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

NO. 2021-C-0537

NOTICE IS HEREBY GIVEN that on March 9, 2021, the Petition of Abigail Smith for a Change of Name has been filed in the above named Court, praying for a Decree to change the name of Petitioner from Abigail Marion Smith to Jamie Abigail Marion Smith.

The Court has fixed Monday, May 3, 2021 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.

M-26

NOTICE

NOTICE IS HEREBY GIVEN that on March 16, 2021 the Petition of Laura Ann Talaber was filed in Lehigh County Court of Common Pleas at No. 2021-C-0629, seeking to change the name of Petitioner from Laura Ann Talaber to Laura Ann Walthier.

The Court has fixed May 14, 2021 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.

M-26

CHANGE OF NAME NOTICE

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

NOTICE IS HEREBY GIVEN that on February 24, 2021, the Petition of Megan Larrissa Shaw for a Change of Name has been filed in the above named Court, praying for a Decree to change the name of Petitioner from Megan Larrissa Shaw to Natalie Rose Shaw.

The Court has fixed April 26, 2021 at 9:30 A.M. in Courtroom No. 8, 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.

M-26

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY

Court of Common Pleas
Lehigh County
Civil Action Law

Number 2018-C-1073

LSF9 Master Participation Trust
v.

Suzette H. Deangelis, in Her
Capacity As Heir of Louis M.
Deangelis a/k/a Luis M. Deangelis,
Jr., Deceased and Unknown
Heirs, Successors, Assigns and
All Persons, Firms or Associations
Claiming Right, Title or Interest
From or Under Louis M.
Deangelis a/k/a Luis M.
Deangelis, Jr., Deceased

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Louis M. Deangelis a/k/a Luis M. Deangelis, Jr., Deceased

Your house (real estate) at 7940 Furnace Road, Slatington, Pennsylvania 18080 is scheduled to be sold at Sheriff's Sale on April 23, 2021 at 10:00 a.m. at Lehigh County Courthouse, Room 1311, 1st Floor, Allentown, Pennsylvania 18101 to enforce

the court judgment of \$269,735.35 obtained by LSF9 Master Participation Trust against the above premises.

**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 to LSF9 Master Participation Trust the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, LLC, Esquire at (215) 790-1010.

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 also 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 the following notice 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 McCabe, Weisberg and Conway, LLC, Esquire at (215) 790-1010.

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 on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, LLC, at (215) 790-1010.

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 real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.

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

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
ASSOCIATION DE
LICENCIADOS
Lawyer Referral Service
Lehigh County Bar Association
1114 West Walnut Street
P.O. Box 1324
Allentown, PA 18105-1324
(610) 433-7094

McCABE, WEISBERG &
CONWAY, LLC
Attorneys for Plaintiff
123 S. Broad St.
Ste. 1400
Philadelphia, PA 19109
(215) 790-1010

**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 23, 2021

IN ALUMNAE HALL AUDITORIUM
CEDAR CREST COLLEGE
100 COLLEGE DRIVE
ALLENTOWN, PA 18104
(PLEASE PARK IN LOT C)

**SUBJECT TO THE
FOLLOWING NOTICE.**

NOTICE

**THE 10th AMENDED JUDICIAL
EMERGENCY ORDER OF COURT
DATED MARCH 5, 2021 AND
FILED IN IN RE: 31ST JUDICIAL
DISTRICT—DECLARATION OF
EMERGENCY, SUPREME COURT
OF PENNSYLVANIA MIDDLE
DISTRICT DOCKET NO. 48 MM
2020 AND IN RE: JUDICIAL
EMERGENCY ORDER, LEHIGH
COUNTY DOCKET NO. 2020-J-
0094, PROVIDES THAT
"SHERIFF'S SALES SCHEDULED
FOR FRIDAY, APRIL 23, 2021
AND FRIDAY, MAY 28, 2021 ARE
CONTINUED TO THE NEXT
SCHEDULED DATE." ALL
INFORMATION CONTAINED
HEREIN AND HEREAFTER MAY
BE SUBJECT TO FURTHER
ORDER OF COURT AND/OR
ACTION OF THE SHERIFF AS A
RESULT OF THE DECLARED
JUDICIAL EMERGENCY.**

*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. 1

By virtue of a writ of execution No. 2019-C-3163, JPMorgan Chase Bank, National Association v. Charles R. Zerfass and Sherrie L. Zerfass, owners of property situate in the Borough of Catasauqua, Lehigh County, Pennsylvania, being 543 Pine Street, Catasauqua, PA 18032.

Tax Assessment No. 64091007-9416-1.

Improvements thereon: Residential dwelling.

Attorney
Christopher A. DeNardo, Esq.

NO. 2

By virtue of a writ of execution No. 2020-C-1908, People First Federal Credit Union v. Randy E. Ebert, owner of property situate in the North Whitehall Township, Lehigh County, Pennsylvania, being 2517 Clearview Road, Coplay, PA 18037.

Tax Assessment No. 55704105-7786-1.

Improvements thereon: Residential property.

Attorney
William J. Fries, Esq.

NO. 3

By virtue of a writ of execution No. 2020-C-1310, U.S. Bank Trust National Association, Not in Its Individual Capacity, But Solely As Trustee of Citigroup Mortgage Loan Trust 2019-D v. Jeanmarie A. Jordan and Angelo T. Jordan, owners of property situate in the Whitehall Township, Lehigh County, Pennsylvania, being

5403 Lehigh Street, Whitehall, PA 18052.

Tax Assessment No. 55808290-2861-1.

Improvements thereon: Residential real estate.

Attorneys
Kenya Bates, Esq.
Stern & Eisenberg, PC

NO. 4

By virtue of a writ of execution No. 2020-C-2031, Wilmington Savings Fund Society, FSB d/b/a Christiana Trust, Not Individually But As Trustee for Pretium Mortgage Acquisition Trust v. Yovanny A. Polanco, owner of property situate in the Whitehall Township, Lehigh County, Pennsylvania, being 5226 Lincoln Avenue, Whitehall, PA 18052.

Tax Assessment No. 54897892-2031-1.

Improvements thereon: Residential real estate.

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

NO. 5

By virtue of a writ of execution No. 2020-C-1939, Athene Annuity and Life Company v. Anna H. Schutt, Solely in Her Capacity As Known Heir to the Estate of Randy Schutt a/k/a Randy R. Schutt, Deceased and Any and All Known and Unknown Heir(s), Administrator(s), Executor(s) and Devisee(s) of the Estate of Randy Schutt a/k/a Randy R. Schutt, owners of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 508 South 22nd Street a/k/a 512 South 22nd Street, Allentown, PA 18104.

Tax Assessment No. 54963437-2806-1.

Improvements thereon: Residential real estate.

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

NO. 6

By virtue of a writ of execution No. 2020-C-0911, U.S. Bank National Association, As Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2005-KS11 v. Frederick R. Andrayko, As Executor to the Estate of Frederick H. Andrayko, Deceased and As Real Property Owner, Veronica R. Ledee, As Real Property Owner, and the Unknown Heirs to the Estate of Frederick H. Andrayko, Deceased, owners of property situate in the Whitehall Township, Lehigh County, Pennsylvania, being 225 Summit Street, Whitehall, PA 18052.

Tax Assessment No. 64081138-2502-1.

Improvements thereon: Residential real estate.

Attorneys
Kenya Bates, Esq.
Stern & Eisenberg, PC

NO. 7

By virtue of a writ of execution No. 2020-C-1083, Liberty Savings Bank, F.S.B., Now by Merger Known As the Gratz Bank v. Antonios Petropoulos and the United States of America U.S. Treasury, Internal Revenue Service, owners of property situate in the Borough of Emmaus, Lehigh County, Pennsylvania, being 363 Adrain Street, Emmaus, PA 18049.

Tax Assessment No. 54946572-4640-1.

Improvements thereon: Commercial building.

Attorneys
Joseph C. Michetti, Jr., Esq.
Diehl, Dlugé, Michetti & Michetti

NO. 10

By virtue of a writ of execution No. 2017-ML-1745, Allentown School District v. Joseph Barchini and

United States of America, owners of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 1702-1704 E. Greenleaf Street, Allentown, PA 18109.

Tax Assessment No. 64172836-0808-1.

Improvements thereon: More than 1 residential dwelling.

Attorneys
Portnoff Law Associates, Ltd.

NO. 11

By virtue of a writ of execution No. 2014-ML-0110, Allentown School District v. Heather Felt-Albert, owner of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 832 N. Leh Street, Allentown, PA 18104.

Tax Assessment No. 54970142-5906-1.

Improvements thereon: Single family—detached.

Attorneys
Portnoff Law Associates, Ltd.

NO. 12

By virtue of a writ of execution No. 2008-ML-2415, City of Allentown v. Jusjen, L.L.C., owner of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 3111-3115 Arcadia Avenue, Allentown, PA 18103.

Tax Assessment No. 54955495-0558-1.

Improvements thereon: NIP—1 st. whse.—mfg. up to 25000 sq. ft.

Attorneys
Portnoff Law Associates, Ltd.

NO. 13

By virtue of a writ of execution No. 2014-ML-2172, Allentown School District v. Corey D. Derr and Susan L. Derr, owners of property situate in the City of Allentown, Lehigh County,

Pennsylvania, being 727 Genesee Street, Allentown, PA 18103.

Tax Assessment No. 64065715-8652-1.

Improvements thereon: Single family—row.

Attorneys
Portnoff Law Associates, Ltd.

NO. 14

By virtue of a writ of execution No. 2016-ML-1839, Northern Lehigh School District v. Wade M. Wana-maker, owner of property situate in the Washington Township, Lehigh County, Pennsylvania, being 4428 Lovers Lane, Slatington, PA 18080.

Tax Assessment No. 55417665-5549-1.

Improvements thereon: Single family—detached.

Attorneys
Portnoff Law Associates, Ltd.

NO. 15

By virtue of a writ of execution No. 2016-ML-3701, Allentown School District v. 826 North Seventh Street Corp., owner of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 826 N. 7th Street, Allentown, PA 18102.

Tax Assessment No. 54979426-8757-1.

Improvements thereon: 3 ST or more converted office.

Attorneys
Portnoff Law Associates, Ltd.

NO. 16

By virtue of a writ of execution No. 2017-ML-2273, 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.

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Tax Assessment No. 64182188-3707-1.

Improvements thereon: Single family—detached.

Attorneys
Portnoff Law Associates, Ltd.

NO. 20

By virtue of a writ of execution No. 2018-ML-0589, Northwestern Lehigh School District v. Sherry L. Domenico, owner of property situate in the Lynn Township, Lehigh County, Pennsylvania, being 6680 Jefferson Court, New Tripoli, PA 18066.

Tax Assessment No. 54292691-8128-1.

Improvements thereon: Single family—end of row.

Attorneys
Portnoff Law Associates, Ltd.

NO. 22

By virtue of a writ of execution No. 2019-ML-1979, Allentown School District v. Carlos Esteban Franceschini Serrano, owner of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 131 S. 14th Street, Allentown, PA 18102.

Tax Assessment No. 54967851-4061-1.

Improvements thereon: Single family—row.

Attorneys
Portnoff Law Associates, Ltd.

NO. 23

By virtue of a writ of execution No. 2019-ML-0731, Northern Lehigh School District v. Jocamo Parost, L.L.C., owner of property situate in the Washington Township, Lehigh County, Pennsylvania, being 4315 Washington Street, Schnecksville, PA 18078.

Tax Assessment No. 55508109-9179-1.

Improvements thereon: Convalescent hospital.

Attorneys
Portnoff Law Associates, Ltd.

NO. 24

By virtue of a writ of execution No. 2009-ML-3087, Northern Lehigh School District v. Keith T. Maxwell and United States of America, owners of property situate in the Borough of Slatington, Lehigh County, Pennsylvania, being 746 Main Street, Slatington, PA 18080.

Tax Assessment No. 55620361-4193-1.

Improvements thereon: Single family—twin.

Attorneys
Portnoff Law Associates, Ltd.

NO. 25

By virtue of a writ of execution No. 2018-ML-0034, Northwestern Lehigh School District v. Patti Snyder, owner of property situate in the Lynn Township, Lehigh County, Pennsylvania, being 7354 Leaser Road, Kempton, PA 19529.

Tax Assessment No. 44997037-4672-1.

Improvements thereon: Single family—detached.

Attorneys
Portnoff Law Associates, Ltd.

NO. 26

By virtue of a writ of execution No. 2017-ML-2121, Allentown School District v. Richard R. Hirst and Matthew J. Wursta, owners of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 137 S. Hall Street, Allentown, PA 18101.

Tax Assessment No. 64061924-0475-1.

Improvements thereon: Residential conv. 3 apts.

Attorneys
Portnoff Law Associates, Ltd.

NO. 27

By virtue of a writ of execution No. 2019-ML-2265, Allentown School District v. Kirk Gildner, owner of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 519 N. Gilmore Street, Allentown, PA 18109.

Tax Assessment No. 64078508-0220-1.

Improvements thereon: Residential conv. 2 apts.

Attorneys
Portnoff Law Associates, Ltd.

NO. 28

By virtue of a writ of execution No. 2018-ML-1429, Allentown School District v. John M. Barnard, owner of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 969 W. Wyoming Street, Allentown, PA 18103.

Tax Assessment No. 64060556-3777-1.

Improvements thereon: Single family—detached.

Attorneys
Portnoff Law Associates, Ltd.

JOSEPH N. HANNA
Sheriff of Lehigh County, PA
Thomas M. Caffrey
County Solicitor

M-26; A-2, 9

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The cancer clinic gives her a death sentence.

A lawyer says she has the right to live.

Her health plan rejects her claim.

A lawyer says they can't.

Her boss "lets her go."

A lawyer gets her job back.

Her landlord tries to evict her.

A lawyer won't let him.

The clinic gave her a death sentence.

A lawyer gave her hope.

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