

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

Andrews, Larry L., dec'd.

Late of 1218 Avocet Drive, Breinigsville.

The Larry L. and Carole A. Andrews Family Trust Dated February 19, 2009.

Successor Trustee: Kelly D. Petite 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.

Arthur, Larry Wayne, Jr. a/k/a Larry W. Arthur, Jr., dec'd.

Late of Macungie.

Executors: Bradley C. Arthur and Jenna Domenico c/o Michael R. Noto, Esq., Kulzer & DiPadova, PA, 76 E. Euclid Avenue, Suite 300, Haddonfield, NJ 08033.

Attorney: Michael R. Noto, Esq., 76 E. Euclid Avenue, Suite 300, Haddonfield, NJ 08033.

Bachman, Lois D., dec'd.

Late of 1147 E. Congress Street, Allentown.

Executrix: Kathleen A. Troutman 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.

Callahan, Robin J. a/k/a Robin Joyce Callahan, dec'd.

Late of New Trier Twp., IL.

Executor: Philip J. Callahan, 850 W. Wrightwood Ave., Unit 2, Chicago, IL 60614.

Attorneys: Dorothy K. Weik-Hange, Esquire, Landis, Hunsberger, Gingrich & Weik, LLP, 114 East Broad Street, P.O. Box 769, Souderton, PA 18964.

Chwastiak, Pearl, dec'd.

Late of Emmaus.

Executor: Mark Andrew Chwastiak a/k/a Mark Chwastiak c/o Eric R. Strauss, Esquire, Gross McGinley, LLP, 33 S. 7th Street, Allentown, PA 18101.

Attorneys: Eric R. Strauss, Esquire, Gross McGinley, LLP, 33 S. 7th Street, Allentown, PA 18101.

Clearie, Geraldine a/k/a Geraldine A. Clearie, dec'd.

Late of Bethlehem.

Administrator: Daniel S. Clearie, 4909 Maryann Lane, Bethlehem, PA 18017.

Desai, Bhavin, dec'd.

Late of Whitehall.

Administratrix: Manjula Desai,
2274 Rising Hill Rd., Whitehall,
PA 18052.

Emery, Judith Ann, dec'd.

Late of the City of Bethlehem.
Executor: Steven Karl Emery
c/o Tara A. Eckels, Esq., 190
Brodhead Road, Ste. 305, Beth-
lehem, PA 18017.

Attorney: Tara A. Eckels, Esq.,
190 Brodhead Road, Ste. 305,
Bethlehem, PA 18017.

Haas, Harold R., dec'd.

Late of the Township of Weisen-
berg.

Executrix: Susan Marie Nuss,
2562 Black Forest Drive, Co-
play, PA 18037.

Attorney: Victor E. Scomillio,
1216 Linden Street, P.O. Box
1409, Bethlehem, PA 18016.

Heiney, James Albert, dec'd.

Late of 3852 Mink Road, Em-
maus.

Executrix: Sarah Michelle Owen
c/o The Roth Law Firm, P.O.
Box 4355, Allentown, PA 18105.

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

Kormis, Marjorie P., dec'd.

Late of Alburtis.

Executor: Scott T. Kormis 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.

**Mihalko, Nancy L. a/k/a Nancy
Louise Schaffer Mihalko**,
dec'd.

Late of Coopersburg.

Executrix: Denise M. Schaffer
a/k/a Denise Schaffer c/o Wil-
liam W. Matz, Jr., Esquire, 211
W. Broad Street, Bethlehem, PA
18018-5517.

Attorney: William W. Matz, Jr.,
Esquire, 211 W. Broad Street,
Bethlehem, PA 18018-5517.

Rasul, Mujahid S., dec'd.

Late of Allentown.

Administrator: Kashif Mateen
Rasul c/o Santiago Law, 467 W.
Linden St., Allentown, PA
18102.

Attorney: Rashid O. Santiago,
Esquire, 467 W. Linden St., Al-
lentown, PA 18102.

**Sheeler, Eletha Fay a/k/a E. Fay
Sheeler**, dec'd.

Late of Emmaus.

Executor: Michael M. Baker 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.

Sipple, Jeanette A., dec'd.

Late of 4777 Belmont Drive,
Emmaus.

Executor: Peter V. Waldron c/o
The Roth Law Firm, P.O. Box
4355, Allentown, PA 18105.

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

**Williams, Lisa G. a/k/a Lisa Wil-
liams**, dec'd.

Late of North Whitehall Town-
ship.

Administratrix: Madison Leigh
Williams a/k/a Madison L. Wil-
liams 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, Whitehall, PA 18052.

SECOND PUBLICATION

Breitfeller, June Vivian, dec'd.
Late of 332 Calvert Street, Whitehall.
Executrix: Cheryl Faustner.
Attorneys: David M. Sebelin, Esquire, Sebelin & Sebelin, P.C., 301 South 3rd Street, Lehighton, PA 18235.

Brensinger, Robert L., dec'd.
Late of Allentown.
Executrix: Debra Ann Finn c/o Daniel M. O'Donnell, Esquire, Maloney, Danyi & O'Donnell, 901 West Lehigh Street, Bethlehem, PA 18018.
Attorneys: Daniel M. O'Donnell, Esquire, Maloney, Danyi & O'Donnell, 901 West Lehigh Street, Bethlehem, PA 18018.

DelPrete, Barbara Ann a/k/a Barbara A. DelPrete, dec'd.
Late of Upper Saucon Twp.
Executor: Corey DelPrete a/k/a Corey John DelPrete c/o Edward H. Butz, Esq., 1620 Pond Rd., #200, Allentown, PA 18104.
Attorneys: Edward H. Butz, Esq., Lesavoy Butz & Seitz, 1620 Pond Rd., #200, Allentown, PA 18104.

Ensig, Nancie a/k/a Nancie A. Ensig, dec'd.
Late of Coplay Borough.
Executor: Corey George Edelman a/k/a Corey G. Edelman c/o Kristen L. Behrens, Esq., 1650 Market St., #1200, Philadelphia, PA 19103.
Attorneys: Kristen L. Behrens, Esq., Dilworth Paxson LLP, 1650 Market St., #1200, Philadelphia, PA 19103.

Gross, Mildred J., dec'd.
Late of 1925 W. Turner Street, Allentown.
Executor: Dale DeLong 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.

Gugie, Janice A., dec'd.
Late of 755 Hallstead Street, Allentown.
Administrator D.B.N.: Robert B. Roth, Esq. c/o The Roth Law Firm, P.O. Box 4355, Allentown, PA 18105.
Attorneys: The Roth Law Firm, P.O. Box 4355, Allentown, PA 18105.

Hill, Margaret J. a/k/a Margaret Julie Hill, dec'd.
Late of Whitehall Twp.
Executrix: Wendy J. Kemmerer c/o Edward H. Butz, Esq., 1620 Pond Rd., #200, Allentown, PA 18104.
Attorneys: Edward H. Butz, Esq., Lesavoy Butz & Seitz, 1620 Pond Rd., #200, Allentown, PA 18104.

Jantzen, Marion H. a/k/a Marion Hilde Jantzen, dec'd.
Late of Emmaus.
Executrix: Karen J. Marine c/o Timothy J. Duckworth, Jr., Esquire, Mosebach, Funt, Dayton & Duckworth, P.C., 2045 Westgate Drive, Suite 404, Bethlehem, PA 18017.
Attorneys: Timothy J. Duckworth, Jr., Esquire, Mosebach, Funt, Dayton & Duckworth, P.C., 2045 Westgate Drive, Suite 404, Bethlehem, PA 18017.

Johnston, Monica M., dec'd.

Late of Whitehall.

Executrix: Leona A. Monkiewicz c/o Joseph J. Velitsky, Esquire, Velitsky & Frycklund, 49 East Ludlow Street, Summit Hill, PA 18250.

Attorneys: Joseph J. Velitsky, Esquire, Velitsky & Frycklund, 49 East Ludlow Street, Summit Hill, PA 18250.

Koch, Delbert E., dec'd.

Late of Schnecksville.

Executrix: Sharon M. Bandle 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.

Laub, Bruce C., dec'd.

Late of Schnecksville.

Executrix: Scott C. Laub 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.

Lehman, Susan A., dec'd.

Late of Orefield.

Executrix: Karen L. Shupe c/o Stephen A. Strack, Esquire, Steckel and Stopp LLC, 125 S. Walnut Street, Suite 210, Slatington, PA 18080.

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

Leinberger, Donna M., dec'd.

Late of Allentown.

Executor: William R. Leinberger, Jr. c/o Timothy J. Duckworth, Jr., Esquire, Mosebach, Funt, Dayton & Duckworth, P.C., 2045 Westgate Drive, Suite 404, Bethlehem, PA 18017.

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

Miller, Mary S. a/k/a Mary Miller, dec'd.

Late of Upper Milford Township.

Executor: David W. Miller c/o Craig B. Neely, Esq., 209 Main Street, Emmaus, PA 18049.

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

Remaley, John J., dec'd.

Late of 3941 W. Washington Street, Allentown.

Personal Representative: Nancy L. Remaley c/o Eric R. Strauss, Esquire, 33 South Seventh Street, P.O. Box 4060, Allentown, PA 18105.

Attorney: Eric R. Strauss, Esquire, 33 South Seventh Street, P.O. Box 4060, Allentown, PA 18105.

Schmidt, Donald F., dec'd.

Late of 5121 Huckleberry Road, Orefield.

Executrix: Lisa Williams 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.

Vega, Irma a/k/a Irma A. Vega and Irma Aurora Vega, dec'd.

Late of Allentown.

Executor: Walter Vega 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.

THIRD PUBLICATION

Arner, Deborah M., dec'd.

Late of City of Bethlehem.

Executor: Stephen Paul Samuelson, 2665 West Blvd., Bethlehem, PA 18017.

Arthur, Larry Wayne, Jr. a/k/a Larry W. Arthur, Jr., dec'd.

Late of Macungie.

Executor: Michael R. Noto, Esq., Kulzer & DiPadova, PA, 76 E. Euclid Avenue, Suite 300, Haddonfield, NJ 08033.

Attorney: Michael R. Noto, Esq., 76 E. Euclid Avenue, Suite 300, Haddonfield, NJ 08033.

Aten, Judith A. a/k/a Judith Ann Aten, dec'd.

Late of Macungie.

Executrix: Angela M. Itterly 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.

Bell, Evelyn Diane a/k/a Evelyn D. Bell, dec'd.

Late of Breinigsville.

Executor: Robert Frederick Bell, Jr. a/k/a Robert F. Bell, Jr.
Attorneys: Gladys E. Wiles, Esquire, Snyder & Wiles, P.C., 7731 Main Street, Fogelsville, PA 18051, (610) 391-9500.

Bellotti, Lawrence Francis, dec'd.

Late of Whitehall.

Executor: John M. Bellotti c/o Santanasto Law, 210 E. Broad St., Bethlehem, PA 18018.

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

Clemens-Bruder, Susan a/k/a Susan Brock Wombell Clemens Bruder a/k/a Susan Wombell Clemens-Bruder and Susan Clemens Bruder, dec'd.

Late of Emmaus.

Executor: Michael Keith Clemens c/o Friedman Schuman Layser, P.C., 275 Commerce Dr., Suite 210, Ft. Washington, PA 19034.

Attorneys: Friedman Schuman Layser, P.C., 275 Commerce Dr., Suite 210, Ft. Washington, PA 19034.

Dugan, John Joseph, Jr., dec'd.

Late of Macungie.

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

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

Frisch, Barbara L., dec'd.

Late of 33 South 7th Street, Coplay.

Executor: John F. Frisch c/o Reich and Furst Law Offices, 121 N. Cedar Crest Boulevard, Suite B, Allentown, PA 18104.

Attorneys: Reich and Furst Law Offices, 121 N. Cedar Crest Boulevard, Suite B, Allentown, PA 18104.

George, Dale A., dec'd.

Late of Allentown.

Executor: Todd A. George, 5072 Mill Rd., Schnecksville, PA 18078.

Attorneys: Neil D. Ettinger, Esquire, Ettinger & Associates, LLC, Peachtree Office Plaza, 1815 Schadt Avenue, Ste. #4, Whitehall, PA 18052.

Hornberger, Robert S., dec'd.

Late of Allentown.

Administrator: Miles K. Hornberger 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.

Marsh, Barry Edward, dec'd.

Late of 159 Main Street, Apt. 4, Emmaus.

Administratrix: Tara Ann Faust 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.

Muretta, Elaine Ellen, dec'd.

Late of the City of Bethlehem.

Administratrix: Gretchen Price c/o Danyi Law, P.C., 133 East Broad Street, Bethlehem, PA 18018.

Attorneys: Kevin Frank Danyi, Esq., Danyi Law, P.C., 133 East Broad Street, Bethlehem, PA 18018.

Rudis, Dorothy M. a/k/a Dorothy S. Rudis, dec'd.

Late of Bethlehem.

Executor: Ronald Rudis, 1530 Dale Lane, Bethlehem, PA 18018.

Attorney: Brad M. Jackman, Esq., 2460 N. Whittmore St., Furlong, PA 18925.

Schwartz, John D., dec'd.

Late of Allentown.

Administratrix: Lauren M. Schwartz 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.

Zaremba, Stanley L., Jr. a/k/a Stanley L. Zaremba, dec'd.

Late of Center Valley.

Executrix: Deborah Samuels c/o Timothy J. Duckworth, Jr., Esquire, Mosebach, Funt, Dayton & Duckworth, P.C., 2045 Westgate Drive, Suite 404, Bethlehem, PA 18017.

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

ORPHANS' COURT DIVISION
AUDIT LIST

JUDGE THOMAS A. CAPEHART

9:00 A.M.—OCTOBER 2, 2026

Estates and/or Trust Accts.; Atty. Rosemarie M. Good; G. Ridenour, II. Vivian A. Getz; N. Sabatine.

Wendy A.W. Parr; C. of O.C. Division
S-18, 25

**CORPORATE 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: **C.E. ROTH FORMAL WEAR** with its principal place of business at: 202 North 10th Street, Allentown, Pennsylvania, 18102.

The name and address of the entity owning or interested in said business are: MBE Formal Wear, LLC, 202 North 10th Street, Allentown, Pennsylvania, 18102.

**JOSEPH J. PLUNKETT, ESQ.
PLUNKETT & GRAVER, P.C.**

615 Waterfront Dr.
Suite 301
Allentown, PA 18102
(610) 432-1590
jjp@plunkettgraver.com

S-25

CHARTER APPLICATION—
NON-PROFIT

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:
MYSTICA LIGHT FOUNDATION

The Articles of Incorporation (filing date) February 14, 2026.

The purpose or purposes for which it was organized are as follows: The Mystica Light Foundation provides complimentary Reiki and energetic support to individuals whose lives have been impacted by cancer, including: individuals currently undergoing cancer treatment, individuals living with metastatic or advanced cancer, Individuals who are terminal or receiving hospice or palliative care, Cancer survivors and those recently completing treatment, Individuals recently diagnosed and preparing to begin treatment.

If cancer is part of your journey—whether you're newly diagnosed, in treatment, living with advanced disease, receiving comfort-focused care, or recently completed treatment—we're here to offer a calming, supportive experience alongside your medical care.

S-25

NOTICE OF DISSOLUTION

NOTICE IS HEREBY GIVEN that Sunburst Property Management Collection Agency, Inc., a Pennsylvania corporation having its principal office at 52 N. 2nd St., Coplay, PA 18037 intends to file Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania, pursuant to and in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988, as amended, and that the said corporation is winding up its affairs in the manner prescribed by said law, so that its corporate existence shall be terminated upon the filing of the Articles of Dissolution with the Department of State.

FITZPATRICK LENTZ & BUBBA, P.C.
Two City Center
645 West Hamilton Street
Suite 800
Allentown, PA 18101

S-25

NOTICE OF DISSOLUTION

NOTICE IS HEREBY GIVEN that Sunburst Constmction, Inc., a Pennsylvania corporation having its principal office at 52 N. 2nd St., Coplay, PA 18037 intends to file Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania, pursuant to and in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988, as amended, and that the said corporation is winding up its affairs in the manner prescribed by said law, so that its corporate existence shall be terminated upon the filing of the Articles of Dissolution with the Department of State.

FITZPATRICK LENTZ & BUBBA, P.C.
Two City Center
645 West Hamilton Street
Suite 800
Allentown, PA 18101

S-25

NOTICE OF
CORPORATE DISSOLUTION

NOTICE IS HEREBY GIVEN that TFB, Inc., a Pennsylvania business corporation with a registered busi-

ness address at 4301 Chestnut Street, Emmaus, Pennsylvania, 18049, intends to file Articles of Dissolution with the Pennsylvania Department of State pursuant to and in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988, as amended, and that the corporation is winding up its affairs in the manner prescribed by law.

All claims must be presented in writing and contain sufficient information to reasonably inform the corporation of the identity of the claimant and substance of the claim. Claims shall be mailed to TFB, Inc., c/o Zettlemoyer Law Office, LLC, 53 North 3rd Street, Emmaus, PA 18049. The deadline for the receipt of claims shall be no less than 60 days after the date this notice is given. Any claims received after the deadline shall be barred and distribution to other claimants and shareholders may occur without further notice to the claimants whose claims are barred due to lateness.

S-25; O-2

RECEIVER'S SALE
UNITED STATES DISTRICT COURT
FOR THE EASTERN DISTRICT OF
PENNSYLVANIA
DOCKET# 5:24-cv-04627
(the "Action")

Wherein, Wilmington Trust, National Association, as Trustee for the Registered Holders of RBS Commercial Funding, Inc., Commercial Mortgage Pass-Through Certificates, Series 2014-C21 is the Plaintiff (the "Plaintiff") and Cedar Crest Professional Park VII LP is the defendant ("Defendant").

Execution for Sale of Premises and other things.

Dinsmore & Shohl LLP
Attorney Richard A. O'Halloran
(610)408-6035/610-505-1956
Attorneys for the Plaintiff

By virtue of that certain Order (the "Judgment and Sale Order") entered on November 17, 2025 in favor of Plaintiff and against Defendant,

OPEX CRE Management LLC, the Court-appointed Receiver (the "Receiver") in the Action, shall conduct a foreclosure sale (the "Sale") by public venue, pursuant to 28 U.S.C. § 2001, et seq.

The Sale will take place on October 27, 2026 (the "Sale Date") at 11:00 A.M., prevailing time, in Suite 101 of the building located at 1251 South Cedar Crest Boulevard, Allentown, PA. The premises (the "Mortgaged Premises") being sold is more fully described in Exhibit D to the Complaint in Mortgage Foreclosure filed in the Action and consists of 1245-1249 South Cedar Crest Blvd. (Lot 1), 1247 South Cedar Crest Blvd. (Lot 1 cell tower), 1243 South Cedar Crest Blvd (Lot 2), 1255 South Cedar Crest Blvd (Lot 3) 1259 South Cedar Crest Blvd (Lot 4) and 1251 South Cedar Crest Blvd (Lot 5), all in Allentown PA. The property being sold (together with the Mortgaged Premises, the "Mortgaged Property") consists of the interests, rights and property more fully described in the Mortgage, Assignment of Leases and Rents and Security Agreement attached as Exhibit "C" to the Complaint filed in the Action, The Mortgaged Premises will be sold in its entirety and not in separate lots or parcels.

The Receiver shall sell the Mortgaged Property to the highest bidder at the Sale.

Funds held by the Plaintiff in suspense, reserves or escrow accounts and/or by the Receiver are not included in the Mortgaged Property and are not subject to the Sale.

The above concise description of the Mortgaged Premises does not constitute a legal description of the real estate. A full legal description can be found at the offices of Dinsmore & Shohl LLP, or by reviewing the Complaint filed in the Action.

Depending upon the nature and amount of the successful bid, surplus money may be generated from the Sale. Claims must be filed at the offices of Dinsmore & Shohl LLP, Attn: Richard A. O'Halloran, Esquire, 100

Berwyn Park, 850 Cassatt Road, Suite 110, Berwyn, PA 19312, (610) 408-6035/(610) 505-1956; richard.ohalloran@dinsmore.com before the Sale Date. If someone other than the Plaintiff is the successful bidder at the Sale, a schedule of distribution will be filed with the Court by the Receiver no later than thirty (30) days from the date of the passing of the deed to the Mortgaged Premises to the successful bidder. Funds, if any, shall be distributed not more than thirty (30) days following the posting of the schedule of distribution. If Plaintiff is the successful bidder, no schedule of distribution will be filed, as Plaintiff will not be required to make a cash bid, but rather will be permitted to credit bid against its judgment. Any sums in the Receiver's estate as of the date of passing of title following the Sale shall, after payment of all costs associated with the receivership, be the property of Plaintiff.

The amount due to Plaintiff on the execution, as of the October 27, 2026 Sale date is estimated to be \$44,119,934.84. Plaintiff reserves the right to update that amount in advance or on the Sale date.

Receiver makes no representations or warranties (expressed or implied) as to the existence or validity of any liens and/or encumbrances on the Mortgaged Property which is the subject matter of this Sale. Lienholders and/or claimants are hereby notified that liens and claims relating to the Mortgaged Property will be divested as a result of the Sale if any such lienholders and/or claimants are not the successful bidder at the Sale.

Twenty percent (20%) of the amount bid will be required as a non-refundable deposit at time of Sale, in cash or Certified Check payable to and to be held by the Receiver, balance to be paid by wire, cash or Certified Check not later than ten (10) calendar days following the date of the Sale. Plaintiff may tender a credit bid against the amounts it is owed and Plaintiff will not be required

to post a deposit or tender cash on any credit bid it makes. The successful bidder will be responsible for paying any and all transfer taxes and any and all other closing costs associated with the Sale and its successful bid. The Sale may also be subject to additional terms and conditions which may be announced on the date of the Sale.

Receiver hereby reserves the right to adjourn this Sale from time to time on its own initiative or at the request of Plaintiff. Any adjournment or adjournments will be announced on the Sale date or adjourned Sale date, without the need for new advertising.

For questions, contact:

RICHARD A. O'HALLORAN, ESQ.

(610) 408-6020

(610) 505-1956

richard.ohalloran@dinsmore.com

adam.settle@dinsmore.com

S-25; O-2, 9, 16

NOTICE OF HEARING

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

FILE NO. 2026-C-3050

IN RE:

CHANGE OF NAME OF
ALEXANDER P. VARGHESE

NAME CHANGE

NOTICE IS HEREBY GIVEN that on August 7, 2026, a Petition was filed in the Court of Common Pleas of Lehigh County, Commonwealth of Pennsylvania Civil Division, praying for a Decree to change the name of Alexander P. Varghese a/k/a/ Alex Varghese to Alexander Pandayathu Varghese.

The Court has fixed October 23, 2026, at 9:30 a.m., in Lehigh County Courthouse, Courtroom 5C, 455 West Hamilton Street, Allentown, Lehigh County, Pennsylvania, as the place and time for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted.

LEHIGH LAW JOURNAL

DOROTA GASNIENICA-KOZAK, ESQ.
KING, SPRY, HEMIAN, FREUND &
FAUL, LLC
Attorneys for Petitioners
One West Broad St.
Suite 700
Bethlehem, PA 18018
(610) 332-0390
dkozak@kingspry.com

S-25

NOTICE OF
ADMINISTRATIVE SUSPENSION

NOTICE IS HEREBY GIVEN that
the following Lehigh County attor-
neys have been Administratively

Suspended by Order of the Supreme
Court of Pennsylvania dated August
12, 2026, pursuant to Pennsylvania
Rules of Disciplinary Enforcement
219 which requires that all active
attorneys pay an annual assessment.
The Order became effective Septem-
ber 11, 2026.

Ashcraft, John M. III

Klein, Don Stephen

Walsh, Jill Leanne

DANA BELELLA

Assistant Director

The Disciplinary Board of the
Supreme Court of Pennsylvania

S-25

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

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

Friday, October 23, 2026

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

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

TO ALL PARTIES IN INTEREST
AND CLAIMANT:

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

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

NO. 26005264

By virtue of a writ of execution No. 2024-M-0029, Cityline-Hamilton Builders, LLC v. Rachel Ortiz, owner of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 602 Greenwood Street, Allentown, PA 18103.

Tax Assessment No. 64056940-4439-1.

Improvements thereon: Single Family-Detached Residence.

Attorneys
Law Offices of Kevin T. Fogerty

NO. 26005546

By virtue of a writ of execution No. 2026-C-0681, Union Home Mortgage Corporation v. Douglas Forney, owner of property situate in the City of Bethlehem, Lehigh County, Pennsylvania, being 1947 Kenny Drive, Bethlehem, PA 18018.

Tax Assessment No. 64186533-9920 1.

Improvements thereon: Single family dwelling.

Attorneys
Cristina L. Connor, Esq.
MDK Legal

NO. 26005548

By virtue of a writ of execution No. 2026-C-0789, American Neighborhood Mortgage v. Shawn A. Leadbetter; Megan R. Leadbetter, owners of property situate in the Township of Whitehall, Lehigh County, Pennsylvania, being 3088 N. 5th Street, Whitehall, PA 18052.

Tax Assessment No. 54994137-7515 1.

Improvements thereon: Single family dwelling.

Attorneys
Cristina L. Connor, Esq.
MDK Legal

NO. 26005554

By virtue of a writ of execution No. 2025-C-2727, United Wholesale Mortgage, LLC v. Angela A. Potter, in Her Capacity As Heir of Christopher Potter; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations, Claiming Right, Title or Interest, From or Under Christopher Potter, owner(s) of property situate in the Township of South Whitehall, Lehigh County, Pennsylvania, being 3439 Cambridge Circle, Allentown, PA 18104.

Tax Assessment No. 54873129-9500-1.

Improvements thereon: Residential Dwelling.

Attorneys
Kevin E. Cordero, Esq.
Robertson, Anschutz, Schneid,
Crane & Partners, PLLC

NO. 26005589

By virtue of a writ of execution No. 2025-C-0021, Pennymac Loan Services, LLC v. Zachary A. Palansky and Amanda N. Reese, owners of property situate in the Borough of Slatington, Lehigh County, Pennsylvania, being 512 Center Street, Slatington, PA 18080.

Tax Assessment No. 55621672-2399 1.

Improvements thereon: A Residential Dwelling.

Attorneys
KML LAW GROUP, P.C.

NO. 26005601

By virtue of a writ of execution No. 2024-C-3876, Midfirst Bank v. Kristen L. Hachtmann, owner of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 2665 South Street a/k/a 2665 West South Street, Allentown, PA 18104.

Tax Assessment No. 54960339-4222 1.

Improvements thereon: A Residential Dwelling.

Attorneys
KML LAW GROUP, P.C.

NO. 26005618

By virtue of a writ of execution No. 2025-C-0147, The Ridings at Brookside Condominium Association, Inc. v. Leticia M. Corces, owner of property situate in the Borough of Macungie, Lehigh County, Pennsylvania, being 178 Ridings Circle, Macungie, PA 18062.

Tax Assessment No. 54747046-5022 15.

Improvements thereon: Condominium-Town House.

Attorney
Samantha D. Cissne, Esq.

NO. 26005698

By virtue of a writ of execution No. 2025-C-4122, PHH Asset Services, LLC, By its Servicer Onity Mortgage Corporation f/k/a Phh Mortgage Corporation v. Madia S. Doe, owner of property situate in the Township of South Whitehall, Lehigh County, Pennsylvania, being 1758 Applewood Drive, Orefield, PA 18069.

Tax Assessment No. 54678064-0169 1.

Improvements thereon: Residential Real Estate.

Attorney
Matthew C. Fallings, Esq.

NO. 26005702

By virtue of a writ of execution No. 2025-C-4324, Pennsylvania Housing Finance Agency v. David J. Burritsch and the Secretary of Housing and Urban Development, owners of property situate in the Township of North Whitehall, Lehigh County, Pennsylvania, being 4720 Kernsville Road, Orefield, PA 18069.

Tax Assessment No. 54688110-9908-1.

Improvements thereon: A Single-Family Residential Dwelling House.

Attorneys
Leon P. Haller, Esq.
PURCELL, KRUG & HALLER

NO. 26005837

By virtue of a writ of execution No. 2026-C-0743, Newrez LLC d/b/a Shellpoint Mortgage Servicing v. Diana Ledesma, in Her Capacity As Heir

of Maria A. Landivar; Carla Landivar, in Her Capacity As Heir of Maria A. Landivar; Susan Landivar, in Her Capacity As Heir of Maria A. Landivar; Haidee Landivar, in Her Capacity As Heir of Maria A. Landivar; Unknown Heirs, Successors, Assigns And All Persons, Firms or Associations Claiming Right, Title or Interest From or Under of Maria A. Landivar, owners of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 1084 E. Gordon Street, Allentown, PA 18109.

Tax Assessment No. 64171507-6718 1.

Improvements thereon: Residential Dwelling.

Attorneys

Kevin Cordero, Esq.
Robertson, Anschutz, Schneid,
Crane & Partners, PLLC

NO. 26005867

By virtue of a writ of execution No. 2025-C-4405, Newrez LLC d/b/a Shellpoint Mortgage Servicing v. Andrew J. Defairia, owner of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 251 E. Elm Street, Allentown, PA 18109.

Tax Assessment No. 64077196-8853-1.

Improvements thereon: Residential Property.

Attorneys

Jill M. Fein, Esq.
Hill Wallack LLP

NO. 26005945

By virtue of a writ of execution No. 2025-C-5303, Pennsylvania Housing Finance Agency v. Jose A. Marcial Paulino Cyd M. Roldan Medina, owners of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 2051 W. Liberty Street, Allentown, PA 18104.

Tax Assessment No. 54962919-7460-1.

Improvements thereon: A Residential Single-Family Row Home Dwelling.

Attorneys

Leon P. Haller, Esq.
PURCELL, KRUG & HALLER

NO. 26005946

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

Tax Assessment No. 54882723-1738 1.

Improvements thereon: A residential dwelling house.

Attorneys

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

NO. 26006017

By virtue of a writ of execution No. 2025-C-4054, The Bank of New York Mellon Trust Company, National Association f/k/a The Bank of New York Trust Company, N.A. As Successor To Jpmorgan Chase Bank, As Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass Through Certificates Series 2004-KS10 v. Karin S. Rutko, owner of property situate in the Township of Upper Milford, Lehigh County, Pennsylvania, being 7825 Corning Road, Zionsville, PA 18092.

Tax Assessment No. 54816457-6838 1.

Improvements thereon: Residential Dwelling.

Attorneys

Kevin Cordero, Esq.
Robertson, Anschutz, Schneid,
Crane & Partners, PLLC

NO. 26006159

By virtue of a writ of execution No. 2015-C-3777, U.S. Bank National Association As Legal Title Trustee for Truman 2016 SC6 Title Trust v. Michael Scott Coles a/k/a Michael S. Coles; Cynthia E. Coles, owners of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 725 N. Nelson Street a/k/a 723 Nelson Street, Allentown, PA 18109.

Tax Assessment No. 64171734-7267-1.

Improvements thereon: Residential Dwelling.

Attorney
Nicole M. Francese, Esq.

NO. 26006209

By virtue of a writ of execution No. 2025-ML-0206, Allentown School District v. Douglas Wolf, owner of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 948 N. 19th Street, Allentown, PA 18104.

Tax Assessment No. 54972218-7404-1.

Improvements thereon: Single Family.

Attorneys
Portnoff Law Associates, Ltd.

NO. 26006215

By virtue of a writ of execution No. 2025-C-5285, Newrez LLC d/b/a Shellpoint Mortgage Servicing v. Newrez LLC d/b/a Shellpoint Mortgage Servicing Matthew R. Crum, owners of property situate in the Township of Whitehall, Lehigh County, Pennsylvania, being 5232 Lincoln Avenue, Whitehall, PA 18052.

Tax Assessment No. 54897881-6200-1.

Improvements thereon: Residential Property.

Attorneys
Jill M. Fein, Esq.
Hill Wallack LLP

NO. 26006236

By virtue of a writ of execution No. 2025-C-2771, Wilmington Savings Fund Society, FSB, Not in Its Individual Capacity But Solely As Owner Trustee of the MFA 2022-RPL1 Trust v. Nicole Sirianni Miller; Shannon Michael Miller, owners of property situate in the Township of Lower Macungie, Lehigh County, Pennsylvania, being 1687 Laurel Lane, Macungie, PA 18062.

Tax Assessment No. 54647695-6492-1.

Improvements thereon: Residential Dwelling.

Attorney
Andrew T. Kravitz, Esq.

NO. 26006259

By virtue of a writ of execution No. 2026-C-0751, Freedom Mortgage Corporation v. Kevin Jennings, II; The Secretary of Housing and Urban Development, owners of property situate in the Township of Upper Macungie, Lehigh County, Pennsylvania, being 6401 Schantz Road, Allentown, PA 18104.

Tax Assessment Nos.
546691061570 1 a/k/a 54669106-1570-1 a/k/a 546691061570 001.

Improvements thereon: Residential Dwelling.

Attorneys
Brock & Scott, PLLC

NO. 26006373

By virtue of a writ of execution No. 2024-C-0061, Gary L Engleman and Janice N. Engleman v. Josh Walck, owner of property situate in the Borough of Emmaus, Lehigh County, Pennsylvania, being 345 Stoneridge Road and 366 Stoneridge Road, Emmaus, PA 18049.

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Tax Assessment Nos. 54949796-
1498 1 and 640407053664 1.

Improvements thereon: Vacant
Land.

JOSEPH N. HANNA
Sheriff of Lehigh County, PA

Samuel E. Cohen
County Solicitor

Attorneys
Benjamin J. Storms, Esq.
Fitzpatrick Lentz & Bubba, P.C.

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