

**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**

**Acosta, Luz Daneza Ruiz, dec'd.**

Late of Allentown.

Administrator: Luis Abraham Ruiz-Acosta, 1922 Virginia Street, Allentown, PA 18103.

Attorney: Richard T. Kuper-smith, 1801 Market St., Suite 1100, Philadelphia, PA 19103.

**Barnse, Martha L., dec'd.**

Late of Allentown.

Executrix: Debra B. Paolucci, 564 Lincoln Road, Grosse Pointe, MI 48230.

Attorney: Bruce J. Warshawsky, Esquire, 2320 North Second Street, Harrisburg, PA 17110.

**Brensinger, Carol A., dec'd.**

Late of the Borough of Cata-saquaque.

Executrix: Debra Ann Finn a/k/a Debra A. Finn 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.

**Brewer, Kathryn E. a/k/a Kathryn Brewer and Kathryn Eichlin, dec'd.**

Late of Macungie.

Executrix: Dana Alice Brewer, 1938 Lakeport Way, Reston, VA 20191.

**Chnapko, Joseph R., Sr., dec'd.**

Late of Emmaus.

Executors: Jeffrey J. Chnapko and Joseph R. Chnapko, Jr. 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.

**Dailey, Doris Ann, dec'd.**

Late of Allentown.

Administratrix: Virginia May Dailey c/o Richard J. Haber, Esquire, 150 West Macada Road, Bethlehem, PA 18017.

Attorney: Richard J. Haber, Esquire, 150 West Macada Road, Bethlehem, PA 18017.

**DeLabar, June C., dec'd.**

Late of Emmaus.

Co-Executors: Raymond C. DeLabar, II and David L. DeLabar c/o Emily A. Zettlemoyer, Esquire, Zettlemoyer Law Office, LLC, 53 North 3rd Street, Emmaus, PA 18049.

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

**Erickson, Richard J. a/k/a Richard Erickson and Richard Justin Erickson**, dec'd.

Late of Slatington.

Administratrix: Laura A. Erickson c/o Kristin M. Harvey, Esquire, Knafo Law Offices, LLC, 2400 Schoenersville Road, Bethlehem, PA 18017.

Attorneys: Kristin M. Harvey, Esquire, Knafo Law Offices, LLC, 2400 Schoenersville Road, Bethlehem, PA 18017.

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**Fullerson, Patrice V.**, dec'd.

Late of the City of Bethlehem.

Co-Executrices: Lisa A. Pamphilis and Erika L. Fullerson c/o Littner & Littner Law Offices, PLLC, 512 North New Street, Bethlehem, PA 18018.

Attorneys: Robert V. Littner, Esquire, Littner & Littner Law Offices, PLLC, 512 North New Street, Bethlehem, PA 18018.

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**Gusick, Martin P.**, dec'd.

Late of Slatington.

Executor: Thomas J. Gusick, 2330 Packhouse Road, Fogelsville, PA 18051.

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**Guth, Kathryn A.**, dec'd.

Late of 2021 Westgate Drive, Bethlehem.

Executrix: Marcia Bolesky 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.

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**Janotka, Marc F.**, dec'd.

Late of Allentown.

Administratrix: Natalie M. Janotka c/o Law Office of Prokup & Swartz, 7736 Main Street, Fogelsville, PA 18051.

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

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**Jones, Mary Ann**, dec'd.

Late of 6043 Lower Macungie Road, Macungie.

Personal Representative: Joseph Christopher Radtke a/k/a Joseph C. Radtke 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.

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**Knauss, Charlotte F.**, dec'd.

Late of Allentown.

Executrix: Nicolette A. Fliter c/o Law Offices of Lawrence B. Fox, P.C., 1834 Pennsylvania Avenue, Allentown, PA 18109.

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

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**Marsh, Eleanor E.**, dec'd.

Late of Emmaus.

Executrix: Audrey L. Lauer, 5043 S. Mountain Dr., Emmaus, PA 18049.

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**Moats, Kathleen A.**, dec'd.

Late of North Whitehall.

Executor: Brian F. Levine, Esquire, 22 East Grant Street, New Castle, PA 16101.

Attorney: Brian F. Levine, Esquire, 22 East Grant Street, New Castle, PA 16101.

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**Mory, Nancy L.**, dec'd.

Late of Zionsville.

Executor: Matthew Mory, 4710 Churchview Road, Zionsville, PA 18062.

**Pletz, Michael Richard a/k/a Mickey**, dec'd.  
Late of Allentown.  
Executrix: Stacey Yarnall, 48 Captain Wolfe Rd., Barto, PA 19504.

**Schmoyer, Irvin R.**, dec'd.  
Late of 805 N. 2nd Street, Emmaus.  
Executrix: Janine Marie Clark 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.

**Smith, Beverly Joy a/k/a Beverly J. Smith**, dec'd.  
Late of Lower Milford Township.  
Co-Executors: Andrew J. Smith and Ryan M. Smith a/k/a Ryan Michael Smith 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.

**Strauss, Robert D., MD a/k/a Robert D. Strauss**, dec'd.  
Late of Whitehall Borough.  
Co-Executors: Eric R. Strauss and Megan E. Hallman c/o Eric R. Strauss, Esquire, Gross McGinley, LLP, 33 S. 7th Street, P.O. Box 4060, Allentown, PA 18105-4060.  
Attorneys: Eric R. Strauss, Esquire, Gross McGinley, LLP, 33 S. 7th Street, P.O. Box 4060, Allentown, PA 18105-4060.

**Zelner, Marie A.**, dec'd.  
Late of Macungie Borough.

Executrix: Christine M. White c/o Norris McLaughlin, P.A., 515 West Hamilton Street, Suite 502, Allentown, PA 18101.  
Attorneys: Judith A. Harris, Esquire, Norris McLaughlin, P.A., 515 West Hamilton Street, Suite 502, Allentown, PA 18101.

**SECOND PUBLICATION**

**Demko, Kathryn M.**, dec'd.  
Late of 3005 S. 5th Street, Whitehall.  
Co-Executors: Zachary Demko and Rachel Demko 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.

**Dillinger, James S.**, dec'd.  
Late of Bethlehem.  
Administrator: Brian F. Levine, Esq.  
Attorney: Brian F. Levine, Esq., 22 E. Grant St., New Castle, PA 16101.

**Hassler, Janet S.**, dec'd.  
Late of Schnecksville.  
Executor: David B. Baird, 5347 Chesebro Rd., Agoura Hills, CA 91301.  
Attorney: Timothy M. Michaels, Esq., 120 Yankee Lane, Dalton, PA 18414.

**Macko, Thomas Jeffrey a/k/a Thomas J. Macko**, dec'd.  
Late of S. Whitehall Twp.  
Executrix: Jane S. Macko, 4112 Grace Virginia Ct., Allentown, PA 18104.  
Attorneys: Katherine B. Commons, Esquire, Commons & Commons, LLP, 30 Pelham Rd., Philadelphia, PA 19119.

**McCane, Harold C.**, dec'd.  
Late of Salisbury Township.

Executrix: Jill Johnstone, 1626 Lower State Road, Doylestown, PA 18901.

Attorney: Carolyn Frisoli Furst, Esquire, 121 N. Cedar Crest Blvd., Ste. B, Allentown, PA 18104.

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**Mogel, Carol K.,** dec'd.

Late of Macungie.

Executor: Craig Clifford Mogel a/k/a Craig C. Mogel, 40 North Sycamore Street, Macungie, PA 18062.

Attorney: Michael Ira Stump, Esq., 207 East Main Street, Suite 100, Macungie, PA 18062.

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**Newcomer, David J. a/k/a David John Newcomer,** dec'd.

Late of Upper Saucon Twp.

Executrix: Rose L. Newcomer, 5009 Chestnut Hill Rd., Center Valley, PA 18034.

Attorneys: Charlotte A. Hunsberger, Esquire, Landis, Hunsberger, Gingrich & Weik, LLP, 114 East Broad Street, P.O. Box 769, Souderton, PA 18964.

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**Pilon, Stephen P.,** dec'd.

Late of Allentown.

Personal Representative: Donna G. Pilon 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.

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**Schlosser, Anita M.,** dec'd.

Late of 1051 N. 10th Street, Whitehall.

Executor: Michael F. Schlosser, 2424 S. Fourth Street, Allentown, PA 18103.

Attorney: Timothy L. Ganey, Esquire, 3510 West Union Street, Allentown, PA 18104-5949.

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**Solimo, Gerald Bruce,** dec'd.

Late of Macungie Borough.

Administratrix: Samantha L. Barthlett c/o Daniella A. Horn, Esq., 1 Roberts Ave., Glenside, PA 19038.

Attorneys: Daniella A. Horn, Esq., Klenk Law, LLC, 1 Roberts Ave., Glenside, PA 19038.

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**Steel, Mark a/k/a Mark M. Warness,** dec'd.

Late of Allentown City.

Administrator: Mark M. Warness, Jr. a/k/a Mark Michael Warness, Jr. c/o Laura M. Mercuri, Esq., 104 N. York Rd., Hatboro, PA 19040.

Attorneys: Laura M. Mercuri, Esq., Duffy North, 104 N. York Rd., Hatboro, PA 19040.

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**Stengel, Barbara A.,** dec'd.

Late of Upper Macungie Township.

Executor: Michael Stengel, 21 N. Adams Street, Allentown, PA 18104.

Attorney: Carolyn Frisoli Furst, Esquire, 121 N. Cedar Crest Blvd., Ste. B, Allentown, PA 18104.

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**Venuto, Stephanie Alice,** dec'd.

Late of Lower Macungie Twp.

Executrix: Janet L. Melcher a/k/a Janet Melcher, 22 Dana Dr., Collegeville, PA 19426.

Attorneys: Kristen R. Matthews, Esquire, Kristen Matthews Law, 14 E. Welsh Pool Rd., Exton, PA 19341.

### THIRD PUBLICATION

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**Collarini, Jerry M.,** dec'd.

Late of the City of Allentown.

Executrix: Katherine V. Suarez c/o Fitzpatrick Lentz & Bubba, P.C., Two City Center, 645 West Hamilton Street, Suite 800, Allentown, PA 18101.

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

**Ehret, Deborah A.**, dec'd.

Late of Allentown.  
Co-Administrators: David Kenneth Ehret and Dana Marie Ehret c/o Norris McLaughlin, P.A., 515 W. Hamilton St., Ste. 502, Allentown, PA 18101.  
Attorneys: Taylor R. D. Briggs, Esquire, Norris McLaughlin, P.A., 515 W. Hamilton St., Ste. 502, Allentown, PA 18101.

**Fischl, Jean S.**, dec'd.

Late of the City of Allentown.  
Executrix: Dorothy Julia Kelly c/o Dionysios C. Pappas, Esquire, Vasiliadis Pappas Associates, LLC, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020.  
Attorneys: Dionysios C. Pappas, Esquire, Vasiliadis Pappas Associates, LLC, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020.

**Flahart, Rebecca Rutkowski**, dec'd.

Late of the City of Bethlehem.  
Executor: Larry B. Flahart c/o Timothy J. Duckworth, Esquire, Mosebach, Funt, Dayton & Duckworth, P.C., 2045 Westgate Drive, Suite 404, Bethlehem, PA 18017.  
Attorneys: Timothy J. Duckworth, Esquire, Mosebach, Funt, Dayton & Duckworth, P.C., 2045 Westgate Drive, Suite 404, Bethlehem, PA 18017.

**Heffner, Janet L.**, dec'd.

Late of Allentown.

Executrix: Lindsay E. Fischl 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.

**Kobordo, Nancy J.**, dec'd.

Late of Lowhill Township.  
Executrix: Victoria A. Miller, 99 Hossler Road, Manheim, PA 17545.  
Attorneys: Jen Fields, Esquire, Young & Young, 44 South Main Street, P.O. Box 126, Manheim, PA 17545.

**Kremer, Randi a/k/a Randi C. Kremer**, dec'd.

Late of Upper Milford Township.  
Executrix: Shari Lynn, 6366 Tollgate Road, Zionsville, PA 18092.

**Little, Dennis R.**, dec'd.

Late of Allentown.  
Administrator: Robert Little c/o Feldman Law Offices, P.C., 2310 Walbert Ave., Allentown, PA 18104.  
Attorneys: Samuel F. Feldman, Esquire, Feldman Law Offices, P.C., 2310 Walbert Ave., Allentown, PA 18104.

**McCloskey, Joan M.**, dec'd.

Late of Salisbury Township.  
Executor: Donald B. Brinton a/k/a Donald Brinton 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.

**Miller, Sonya E. a/k/a Sonya**

**Miller**, dec'd.

Late of Alburtis.

Executrix: Lisa Jean Follweiler  
c/o Joshua T. Knafo, Esq.,  
Knafo Law Offices, LLC, 2400  
Schoenersville Road, Bethle-  
hem, PA 18017.

Attorneys: Joshua T. Knafo,  
Esq., Knafo Law Offices, LLC,  
2400 Schoenersville Road,  
Bethlehem, PA 18017.

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**Myers, Shirley**, dec'd.

Late of Macungie.

Executrix: Amy Calnan c/o  
Robert Pandaleon, Esquire, At-  
torney at Law, 847 N. Wahneta  
St., Allentown, PA 18109.

Attorney: Robert Pandaleon,  
Esquire, Attorney at Law, 847  
N. Wahneta St., Allentown, PA  
18109.

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**Neff, Barbara Ann**, dec'd.

Late of the Township of Wash-  
ington.

Executrix: Wanda Church c/o  
Bruno Law, P.O. Box 468,  
Easton, PA 18044-0468.

Attorneys: Charles Bruno, Es-  
quire, Bruno Law, P.O. Box 468,  
Easton, PA 18044-0468.

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**Rively, Betty L.**, dec'd.

Late of Upper Saucon.

Executrix: Tammy E. Everett,  
4619 Ackermans Lane, Coop-  
ersburg, PA 18036.

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**Schmoyer, Jean C.**, dec'd.

Late of 6043 Lower Macungie  
Road, Macungie.

Executrix: Janine M. Clarke 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.

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**Smith, Mary E.**, dec'd.

Late of Allentown.

Executrix: Kermit E. Smith c/o  
Rebecca M. Young, Esq. and Lia  
K. Snyder, Esq., Young &  
Young, 119 E. Main Street,  
Macungie, PA 18062.

Attorneys: Rebecca M. Young,  
Esq. and Lia K. Snyder, Esq.,  
Young & Young, 119 E. Main  
Street, Macungie, PA 18062.

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**Spillane, William G., Sr.**, dec'd.

Late of Allentown.

Executrix: James A. Spillane 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.

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**Vidaurre, Morris M.**, dec'd.

Late of Bethlehem.

Executrix: Susan Vidaurre, 422  
3rd Avenue, Bethlehem, PA  
18018.

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**Walter, Betty A.**, dec'd.

Late of the Borough of Fountain  
Hill.

Executrix: Deborah Ann Lind-  
say c/o Shay, Santee, Kelhart  
& Deschler LLC, 44 E. Broad  
Street, Suite 210, Bethlehem,  
PA 18018.

Attorneys: Richard Eugene  
Santee, Esquire, Shay, Santee,  
Kelhart & Deschler LLC, 44 E.  
Broad Street, Suite 210, Beth-  
lehem, PA 18018.

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NOTICE OF INCORPORATION

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NOTICE IS HEREBY GIVEN that  
Articles of Incorporation were filed on  
May 28, 2026 pursuant to the provi-  
sions of the Pennsylvania Nonprofit  
Corporation Law of 1988, by the fol-  
lowing nonprofit corporation named:

LEHIGH LAW JOURNAL

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

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NOTICE

Case No. 2026-FC-1232

Oscar De Jesus Martinez Ceballo  
v.  
Franyennifer Suero Mendez

Franyennifer Suero Mendez, a Complaint in Divorce has been filed against you in the Court of Common Pleas of Lehigh County, Pennsylvania. If you wish to defend against the claims set forth in the Complaint, you must take prompt action. You are warned that if you fail to do so, the case may proceed without you and a decree of divorce or annulment may be entered against you by the court. A judgment may also be entered against you for any other claim or relief requested in these papers by the plaintiff. You may lose money or property or other rights important to you, including custody or visitation of your children. When the ground for the divorce is indignities or irretrievable breakdown of the marriage, you may request marriage counseling. A list of marriage counselors is available in the office of the Clerk of Judicial Records, Civil Division, Lehigh County Courthouse, First Floor, Room 122, 455 W. Hamilton Street, Allentown, Pennsylvania 18101-1614.

IF YOU DO NOT FILE A CLAIM FOR ALIMONY, DIVISION OF PROPERTY, LAWYER'S FEES OR EXPENSES BEFORE A DIVORCE OR ANNULMENT IS GRANTED, YOU MAY LOSE THE RIGHT TO CLAIM ANY OF THEM. 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 LAYER, 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.

Lehigh County Bar Association  
Lawyer Referral Service  
1114 W. Walnut St.  
Allentown PA 18102  
Phone: (610) 433-7094  
MATTHEW MUGNO, ESQ.  
1644 W. Walnut Street  
Allentown, PA 18102

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IN THE COURT OF COMMON  
PLEAS OF LEHIGH COUNTY,  
PENNSYLVANIA  
CIVIL ACTION

MORTGAGE FORECLOSURE

CASE NO.: 2025-C-4128

U.S. BANK TRUST NATIONAL  
ASSOCIATION, NOT IN ITS  
INDIVIDUAL CAPACITY BUT  
SOLELY AS OWNER TRUSTEE  
FOR GS MORTGAGE-BACKED  
SECURITIES TRUST 2024-RPL4  
Plaintiff

vs.

TONIA M. QUINONES, KNOWN  
HEIR OF ANTHONY QUINONES,  
DECEASED; UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS AND ALL  
PERSONS, FIRMS OR  
ASSOCIATIONS CLAIMING RIGHT,  
TITLE, OR INTEREST FROM OR  
UNDER ANTHONY QUINONES,  
DECEASED

Defendant(s)

NOTICE OF SHERIFF'S SALE  
OF REAL ESTATE

TO: Tonia M. Quinones, Known Heir of Anthony Quinones, Deceased at 200 Howertown Road, Catasauqua, PA 18032 and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations

Claiming Right, Title, or Interest from or under Anthony Quinones, Deceased at 200 Howertown Road, Catasauqua, PA 18032 and all other Interested Persons or Parties PLEASE TAKE NOTICE that the real estate located at 200 Howertown Road, Catasauqua, PA 18032, owned by Anthony Quinones, Deceased, scheduled to be sold at Sheriff's Sale on August 28, 2026 at 10:00 a.m., prevailing time, in the Lehigh County Courthouse, to enforce the court judgment of \$147,636.65, plus fees, costs and other charges obtained by U.S. Bank Trust National Association, not in its individual capacity but solely as Owner Trustee for GS Mortgage-Backed Securities Trust 2024-RPL4 against Tonia M. Quinones, Known Heir of Anthony Quinones, Deceased, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title, or Interest from or under Anthony Quinones, Deceased, Anthony Quinones.

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 cancelled if you pay to U.S. Bank Trust National Association, not in its individual capacity but solely as Owner Trustee for GS Mortgage-Backed Securities Trust 2024-RPL4, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, please call our office at (212) 471-5100 and/or email to [pfigures@friedmanvartolo.com](mailto:pfigures@friedmanvartolo.com).

2. You may be able to stop the sale by filing a petition asking the Court to strike or open 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.

4. 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 NOT  
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 bid price by calling (212) 471-5100.

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 (212) 471-5100.

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 within thirty (30) days from the date of the Sheriff's 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 distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.

7. You may also have other rights and defenses, or ways of getting your house 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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

LEHIGH LAW JOURNAL

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

ROBERT FLACCO, ESQ. (325024)  
FRIEDMAN VARTOLO LLP  
Attorneys for Plaintiff  
1325 Franklin Avenue  
Suite 160  
Garden City, NY 11530  
T: (212) 471-5100  
F: (212) 471-5150

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CHANGE OF NAME NOTICE

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

NO. 2026-C-1593

NOTICE IS HEREBY GIVEN that  
on April 20, 2026, the Petition of  
(Parent or Guardian) Jobana A. Ro-

driguez for a Change of Name has  
been filed in the above-named Court,  
praying for a Decree to change the  
MINOR name from Vanise Josaly  
Rodriguez to Alexander Tobias Rodri-  
guez.

The Court of Lehigh County  
Courthouse, Allentown, Pennsylva-  
nia, 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.

Date of Hearing: July 6, 2026,  
Time of Hearing: 9:30 A.M., Court-  
room Number: 5B, Honorable Mark  
B. Stanziola, Lehigh County Court-  
house, 455 West Hamilton Street,  
Allentown, PA 18101.

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

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

**Friday, June 26, 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. 26001257**

By virtue of a writ of execution No. 2025-C-2582, U.S. Bank National Association, as Trustee for Sasco Mortgage Loan Trust 2002-12 v. Ysabel Velasquez, owner of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 340 N. 12th Street, Allentown, PA 18102.

Tax Assessment Nos. 54977142-6344 1 a/k/a 0211G09SW3C-005-025.

Improvements thereon: Residential Dwelling.

Attorneys  
Brock & Scott, PLLC

**NO. 26001307**

By virtue of a writ of execution No. 2025-C-2760, Planet Home Lending, LLC v. Heather Anne Moyer and Tod Moyer, owners of property situate in the Township of Whitehall, Lehigh County, Pennsylvania, being 1272 Ellsworth Drive, Whitehall, PA 18052.

Tax Assessment No. 54987454-9111-1.

Improvements thereon: Residential Property.

Attorneys  
Jill M. Fein, Esq.  
Hill Wallack LLP

**NO. 26001533**

By virtue of a writ of execution No. 2009-ML-3996, Whitehall Township v. Yudelka Ariza and Edward Ariza, owners of property situate in the Township of Whitehall, Lehigh County, Pennsylvania, being 1438 Robert Street, Whitehall, PA 18052.

Tax Assessment No. 54984214-8117 1.

Improvements thereon: 2 Story, Single Family Row.

Attorney  
Jessica S. Kaczinski, Esq.

**NO. 26001534**

By virtue of a writ of execution No. 2010-ML-0479, Whitehall Township v. Donald L. Dreisbach and Marie L. Dreisbach, owners of property situate in the Township of Whitehall, Lehigh County, Pennsylvania, being 2005 Columbia Avenue, Whitehall, PA 18052.

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Tax Assessment No. 64080626-0791 1.

Improvements thereon: 2 1/2 Story, Single Family Detached.

Attorney  
Jessica S. Kaczinski, Esq.

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**NO. 26001535**

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By virtue of a writ of execution No. 2010-ML-2641, Whitehall Township v. Roger King and Tami King, owners of property situate in the Township of Whitehall, Lehigh County, Pennsylvania, being 512 Maple Street, Whitehall, PA 18052.

Tax Assessment No. 64080000-4711 1.

Improvements thereon: Bi-Level, Single Family, Detached.

Attorney  
Jessica S. Kaczinski, Esq.

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**NO. 26001536**

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By virtue of a writ of execution No. 2010-ML-2547, Whitehall Township v. Kevin Kondash and Denise H. Kondash, owners of property situate in the Township of Whitehall, Lehigh County, Pennsylvania, being 726 7th Street, Whitehall, PA 18052.

Tax Assessment No. 54989182-8543 1.

Improvements thereon: 2 Story, Single Family Twin.

Attorney  
Jessica S. Kaczinski, Esq.

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**NO. 26001537**

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By virtue of a writ of execution No. 2009-ML-4000, Whitehall Township v. Jeffrey Bobenich, owner of property situate in the Township of Whitehall, Lehigh County, Pennsylvania, being 769 3rd Street, Whitehall, PA 18052.

Tax Assessment No. 64081125-2672 1.

Improvements thereon: 2 1/2 Story, Single Family Detached.

Attorney  
Jessica S. Kaczinski, Esq.

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**NO. 26001538**

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By virtue of a writ of execution No. 2010-ML-0489, Whitehall Township v. Blossom L. Jones, owner of property situate in the Township of Whitehall, Lehigh County, Pennsylvania, being 1291 Forest Road, Whitehall, PA 18052.

Tax Assessment No. 54976752-3496 1.

Improvements thereon: 2 Story, Single Family, End of Row.

Attorney  
Jessica S. Kaczinski, Esq.

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**NO. 26001539**

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By virtue of a writ of execution No. 2011-ML-2989, Whitehall Township v. Pamela A. Miller, owner of property situate in the Township of Whitehall, Lehigh County, Pennsylvania, being 414 Kansas Avenue, Whitehall, PA 18052.

Tax Assessment No. 54979910-4557 1.

Improvements thereon: 2 Story, Single Family Row.

Attorney  
Jessica S. Kaczinski, Esq.

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**NO. 26001540**

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By virtue of a writ of execution No. 2012-ML-0442, Whitehall Township v. Lisa C. Sapp, owner of property situate in the Township of Whitehall, Lehigh County, Pennsylvania, being

1268 Forest Road, Whitehall, PA 18052.

Tax Assessment No. 54976740-5225 1.

Improvements thereon: 2 Story, Single Family, End of Row.

Attorney  
Jessica S. Kaczinski, Esq.

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**NO. 26001541**

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By virtue of a writ of execution No. 2009-ML-3997, Whitehall Township v. Imad Azar and Margaret Azar, owners of property situate in the Township of Whitehall, Lehigh County, Pennsylvania, being 1217 Minnesota Drive, Whitehall, PA 18052.

Tax Assessment No. 54988356-0940 1.

Improvements thereon: 1 Story, Single Family Detached.

Attorney  
Jessica S. Kaczinski, Esq.

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**NO. 26001576**

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By virtue of a writ of execution No. 2025-C-1833, Bank Of America, N.A. v. Joseph W. Stackewich, owner of property situate in the Township of Washington, Lehigh County, Pennsylvania, being 8745 Ashfield Road, Slatington, PA 18080.

Tax Assessment No. 55422278-1685-1.

Improvements thereon: Residential Dwelling.

Attorneys  
Danielle R. Dreier, Esq.  
Robertson, Anschutz, Schneid,  
Crane & Partners, PLLC

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**NO. 26001579**

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By virtue of a writ of execution No. 2025-C-0511, Carrington Mortgage Services, LLC v. Paul Sadaphal and Sonia Topiarz, owners of property

situate in the Township of Upper Macungie, Lehigh County, Pennsylvania, being 1163 Tudor Drive, Breinigsville, PA 18031.

Tax Assessment No. 54549769-6167 1.

Improvements thereon: Residential dwelling.

Attorney  
Joseph L. LoCastro, IV, Esq.

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**NO. 26001659**

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By virtue of a writ of execution No. 2024-ML-1369, Whitehall Township v. Nikal, L.L.C., owner of property situate in the Township of Whitehall, Lehigh County, Pennsylvania, being 3665 Macarthur Road, Whitehall, PA 18052.

Tax Assessment No. 54899361-5940-1.

Improvements thereon: Single Family.

Attorneys  
Portnoff Law Associates, Ltd.

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**NO. 26001660**

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By virtue of a writ of execution No. 2024-ML-1316, Allentown School District v. TSHOA2022, L.L.C., owner of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 726-728 S. Woodward Street, Allentown, PA 18103.

Tax Assessment No. 64064782-3689-1.

Improvements thereon: Single Family.

Attorneys  
Portnoff Law Associates, Ltd.

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**NO. 26001661**

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By virtue of a writ of execution No. 2021-ML-0156, Whitehall Township v. Crimilda Sanchez, owner of prop-

erty situate in the Township of Whitehall, Lehigh County, Pennsylvania, being 223 Delaware Lane, Whitehall, PA 18052.

Tax Assessment No. 54977768-9059-1.

Improvements thereon: Single Family.

Attorneys  
Portnoff Law Associates, Ltd.

**NO. 26001662**

By virtue of a writ of execution No. 2024-ML-1783, Whitehall Township v. Michael L. Schmoyer, Sr., owner of property situate in the Township of Whitehall, Lehigh County, Pennsylvania, being 2522 Beryl Avenue, Whitehall, PA 18052.

Tax Assessment No. 54982490-5281-1.

Improvements thereon: Single Family.

Attorneys  
Portnoff Law Associates, Ltd.

**NO. 26001663**

By virtue of a writ of execution No. 2024-ML-2305, Allentown School District v. Nicholas Ortega and Francisca Ortega, owners of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 1122 S. 10th Street, Allentown, PA 18103.

Tax Assessment No. 64060580-0139-1.

Improvements thereon: Single Family.

Attorneys  
Portnoff Law Associates, Ltd.

**NO. 26001666**

By virtue of a writ of execution No. 2024-ML-1361, Whitehall-Coplay School District v. Kevin Kaintz, owner of property situate in the Township of Whitehall, Lehigh Coun-

ty, Pennsylvania, being 5202 Pennsylvania Street, Whitehall, PA 18052.

Tax Assessment No. 54898814-3442-1.

Improvements thereon: Single Family.

Attorneys  
Portnoff Law Associates, Ltd.

**NO. 26001732**

By virtue of a writ of execution No. 2025-C-3498, Truist Bank, formerly known as Branch Banking and Trust Company v. Beverly A. Stolz, owner of property situate in the Borough of Emmaus, Lehigh County, Pennsylvania, being 4630 Mill Road, Emmaus, PA 18049.

Tax Assessment No. 54839707-6469 1.

Improvements thereon: Residential Dwelling.

Attorneys  
McCabe, Weisberg & Conway, LLC

**NO. 26001781**

By virtue of a writ of execution No. 2025-C-3549, Citibank, N.A., Not in Its Individual Capacity But Solely As Owner Trustee of New Residential Mortgage Loan Trust 2019-RPL3 v. Patricia T. Kea a/k/a Patricia I. Tyler a/k/a Patricia Tyler Pratt, owner of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 426 W. Cedar Street, Allentown, PA 18102.

Tax Assessment No. 64070582-6508 1.

Improvements thereon: Single family dwelling.

Attorneys  
Cristina L. Connor, Esq.  
MDK Legal

**NO. 26001783**

By virtue of a writ of execution No. 2025-C-4601, Wells Fargo Bank, N.A. v. Timothy P. Fisher a/k/a Timothy

Fisher, owner(s) of property situate in the Township of Heidelberg, Lehigh County, Pennsylvania, being 5913 Werleys Corner Rd., New Tripoli, PA 18066.

Tax Assessment No. 54398591-8629 1.

Improvements thereon: Residential Dwelling.

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

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**NO. 26001809**

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By virtue of a writ of execution No. 2025-C-0740, Lakeview Loan Servicing, LLC v. Juan Sanchez, Awilda Sanchez, The United States of America, owners of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 2041 West Walnut Street, Allentown, PA 18104.

Tax Assessment No. 54963649-0141-1.

Improvements thereon: Residential Single Family-Detached.

Attorneys  
Emmanuel J. Argentieri, Esq.  
Romano Garubo & Argentieri  
Counselors at Law, LLC

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**NO. 26001822**

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By virtue of a writ of execution No. 2025-C-4314, U.S. Bank National Association v. Jose Guzman Correa; The Secretary of Housing and Urban Development, owners of property situate in the CITY OF ALLENTOWN, Lehigh County, Pennsylvania, being 330 N. 8th Street, Allentown, PA 18102.

Tax Assessment No. 549791794-834 1.

Improvements thereon: Residential Dwelling.

Attorneys  
Brock & Scott, PLLC

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**NO. 26001905**

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By virtue of a writ of execution No. 2025-C-3473, Citigroup Mortgage Loan Trust, Inc. 2007-AHL1, Asset-Backed Pass-Through Certificates Series 2007-AHL1, U.S. Bank National Association, As Trustee v. Laura Gill, owner of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 2223 S. Ninth St., Allentown, PA 18103.

Tax Assessment No. 64052989-9691 1.

Improvements thereon: Residential Dwelling.

Attorneys  
LaVanda K. Harris, Esq.  
Robertson, Anschutz, Schneid,  
Crane & Partners, PLLC

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**NO. 26001951**

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By virtue of a writ of execution No. 2025-C-2750, Bank of America, N.A. v. Nancy A. Loch, owner of property situate in the Township of Weisenberg, Lehigh County, Pennsylvania, being 8847 Edelweiss Road, New Tripoli, PA 18066.

Tax Assessment No. 54373255-62391.

Improvements thereon: Residential Dwelling.

Attorneys  
McCabe, Weisberg & Conway, LLC

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**NO. 26002024**

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By virtue of a writ of execution No. 2025-C-4909, Freedom Mortgage Corporation v. Danielle Elaine Forsyth; The Secretary of Housing And Urban Development, owners of property situate in the Borough of Fountain Hill, Lehigh County, Pennsylvania, being 1102 Seneca Street, Fountain Hill, PA 18015.

Tax Assessment No. 642721413334 1 a/k/a 642721413334-1.

Improvements thereon: Residential Dwelling.

Attorneys  
Brock & Scott, PLLC

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**NO. 26002091**

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By virtue of a writ of execution No. 2025-C-4345, Pennsylvania Housing Finance Agency v. Francisco Sanchez, owner of property situate in the Borough of Fountain Hill, Lehigh County, Pennsylvania, being 1037 Seneca Street, Fountain Hill, PA 18015.

Tax Assessment No. 64272155-0201 1.

Improvements thereon: A Dwelling House.

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

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**NO. 26002126**

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By virtue of a writ of execution No. 2025-C-2161, Crosscountry Mortgage, LLC v. Terre R. Mosely and Rosita Rangel, owners of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 1953 S. Delaware Street, Allentown, PA 18103.

Tax Assessment No. 64062174-7469 1.

Improvements thereon: A Residential Dwelling.

Attorneys  
KML LAW GROUP, P.C.

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**NO. 26002413**

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By virtue of a writ of execution No. 2021-FC-0844, Christopher Lynch v. Natasha Lynch a/k/a Natasha Price, owner of property situate in the Township of North Whitehall, Lehigh County, Pennsylvania, being 2617

Rising Sun Road, Slatington, PA 18080.

Tax Assessment No. 55700730-4810-1.

Improvements thereon: Single Family Home.

Attorney  
Scott R. Lipson, Esq.

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**NO. 26002414**

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By virtue of a writ of execution No. 2025-C-4039, U.S. Bank Trust National Association, Not In Its Individual Capacity But Soley As Owner Trustee for VRMTG Asset Trust v. Matthew S. Reitnauer, owner of property situate in the Township of Upper Milford, Lehigh County, Pennsylvania, being 5035 Jasper Road, Emmaus, PA 18049.

Tax Assessment No. 54932661-9233 1.

Improvements thereon: Single Family Residential Dwelling.

Attorneys  
Hladik, Onorato & Federman, LLP

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**NO. 26002415**

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By virtue of a writ of execution No. 2025-N-0507, Wilmington Savings Fund Society FSB v. GT Holdings LLC, owner of property situate in the Borough of Alburtis, Lehigh County, Pennsylvania, being 102-108 S. Main Street, Alburtis, PA 18011.

Tax Assessment Nos. 54635603-9736-1 and 546356043499-1.

Improvements thereon:

Attorneys  
Jeffrey S. Cianciulli, Esq.  
Weir LLP

JOSEPH N. HANNA  
Sheriff of Lehigh County, PA  
Samuel E. Cohen  
County Solicitor

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