

**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**

**Andreas, Scott Robert a/k/a Scott R. Andreas a/k/a Scott Andreas, dec'd.**

Late of Catasauqua City.  
Administrator: Nicholas Andreas, 144 Second Street, P.O. Box 567, Richlandtown, PA 18955.  
Attorney: Wendy J. Ashby, Esquire, 314 West Broad Street, Suite 118, Quakertown, PA 18951.

**Bauer, Edith M. a/k/a Marion Edith Bauer, dec'd.**

Late of Allentown.  
Executor: Roger Bauer c/o Nancy K. Busch, Esquire, 825 North 19th Street, Allentown, PA 18104.  
Attorney: Nancy K. Busch, Esquire, 825 North 19th Street, Allentown, PA 18104.

**Bratsch, Marlene M. a/k/a Marlene Melba Bratsch a/k/a Marlene Bratsch, dec'd.**

Late of Emmaus Borough.

Executor: Kenneth Bratsch c/o Craig B. Neely, Esquire, 209 Main Street, Emmaus, PA 18049.

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

**Csencsits, Paul J., Jr. a/k/a Paul J. Csencsits, Jr., dec'd.**

Late of Allentown.  
Executrix/Personal Representative: Susan M. Heckman a/k/a Susan Heckman c/o Scott R. Steirer, Esquire, Pierce & Steirer, LLC, 124 Belvidere Street, Nazareth, PA 18064.  
Attorneys: Scott R. Steirer, Esquire, Pierce & Steirer, LLC, 124 Belvidere Street, Nazareth, PA 18064.

**Freas, Carolyn R. a/k/a Carolyn Freas, dec'd.**

Late of Coplay.  
Administratrix: Wendy L. Bate-man c/o A. Victor Meitner, Jr., Esquire, 564 Skippack Pike, Blue Bell, PA 19422.  
Attorney: A. Victor Meitner, Jr., Esquire, 564 Skippack Pike, Blue Bell, PA 19422.

**Haberacker, Richard S., dec'd.**

Late of Zionsville.  
Executrix: Marlene A. Haberacker c/o The Roth Law Firm, P.O. Box 4355, Allentown, PA 18105.  
Attorneys: David M. Roth, Esquire, The Roth Law Firm, P.O. Box 4355, Allentown, PA 18105.

**Johnson, Marian H., dec'd.**

Late of Lehigh County.  
Co-Executors: Peter D. Johnson and Susan K. Bravo 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.

**Kollar, Marie T.,** dec'd.

Late of Lehigh County.  
Administrator: 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.

**Leiby, Margaret A. a/k/a Margaret Abigail Leiby,** dec'd.

Late of 2868 Reading Road, Allentown.  
Personal Representative: Lynneale L. Jarret c/o James A. Ritter, Esquire, 111 E. Harrison St., Suite 2, Emmaus, PA 18049-2916.  
Attorney: James A. Ritter, Esquire, 111 E. Harrison St., Suite 2, Emmaus, PA 18049-2916.

**Merkel, Forrest C.,** dec'd.

Late of Macungie/Allentown.  
Co-Executors: Keith C. Merkel and Eileen M. Rupp c/o Noonan Law Office, 526 Walnut St., Allentown, PA 18101.  
Attorneys: Noonan Law Office, 526 Walnut St., Allentown, PA 18101.

**Quinn, Alison M.,** dec'd.

Late of Whitehall.  
Co-Administratrices: Ruth E. Krause and Patricia A. Ware c/o The Roth Law Firm, P.O. Box 4355, Allentown, PA 18105.  
Attorneys: David M. Roth, Esquire, The Roth Law Firm, P.O. Box 4355, Allentown, PA 18105.

**Richmond, Joan I.,** dec'd.

Late of the Township of Washington.  
Executrix: Deborah Ann Hausman c/o Keith W. Strohl, Es-

quire, 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.

**Schaffer, Margaret a/k/a Margaret M. Schaffer,** dec'd.

Late of Macungie.  
Executor: Michael C. Schaffer, 7571 Saint Peters Rd., Macungie, PA 18062.

**Siewert, Dawn E.,** dec'd.

Late of Slatington.  
Administrator: Britton Francisco Detrick a/k/a Britton Detrick 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.

**Spero, Aryeh,** dec'd.

Late of the Township of South Whitehall.  
Executrix: Beth Spero 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.

**Weinberger, Benjamin,** dec'd.

Late of Orefield.  
Co-Administratrices: Elizabeth Weinberger Levy and Julie Belle Hettleman 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.

**Wolfe, Paul R.**, dec'd.

Late of Bethlehem.  
Executrix: Robin H. Greenspan c/o Noonan Law Office, 526 Walnut St., Allentown, PA 18101.  
Attorneys: Noonan Law Office, 526 Walnut St., Allentown, PA 18101.

**SECOND PUBLICATION**

**Kile, Joseph Michael a/k/a Joseph Kile**, dec'd.

Late of Coopersburg, Lower Milford Township.  
Executrix: April Somershoe c/o Begley, Carlin & Mandio, LLP, 680 Middletown Blvd., Langhorne, PA 19047.  
Attorneys: Tracy L. Cassel-Brophy, Esquire, Begley, Carlin & Mandio, LLP, 680 Middletown Blvd., Langhorne, PA 19047.

**Koppenhaver, Sherry A. a/k/a Sherry K. Beitler**, dec'd.

Late of Heidelberg Township.  
Executor: Dale A. Tretter, Jr. 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.

**Kramer, Richard a/k/a Richard C. Kramer**, dec'd.

Late of 5482 Haasadahl Road, Orefield.  
Personal Representative: Justin Michael Kramer a/k/a Justin M. Kramer c/o R. Nicholas Nan-

ovic, 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.

**Mengel, Brook Wilson**, dec'd.

Late of Allentown.  
Administrator: Brook Wilson Mengel, II, 161 N. Lansdowne Ave., Lansdowne, PA 19050.

**Mest, Shirley a/k/a Shirley E. Mest**, dec'd.

Late of Allentown.  
Executrix: Joanne M. Szakonyi 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.

**Musselman, Richard L.**, dec'd.

Late of Emmaus.  
Executrix: Jenna Musselman-Yott c/o The Roth Law Firm, P.O. Box 4355, Allentown, PA 18105.  
Attorneys: David M. Roth, Esquire, The Roth Law Firm, P.O. Box 4355, Allentown, PA 18105.

**Ozga, Linda F.**, dec'd.

Late of Bethlehem.  
Administrators: Debora Costello and Steven Michael Ozga 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.

**Perry, Jacqueline F. a/k/a Jacqueline Fay Perry**, dec'd.

Late of Lower Macungie Township.

Executrix: Kimberly Ann Perry c/o Van Horn Law LLC, 147 North 10th Street, Allentown, PA 18102.

Attorney: Mark C. Van Horn, Esquire, 147 North 10th Street, Allentown, PA 18102.

**Pursell, Carolyn W.**, dec'd.

Late of Upper Macungie Township.

Executrix: Lizbeth Anne Pursell c/o Mary C. Crocker, Esquire, 1296 East High Street, Pottstown, PA 19464.

Attorney: Mary C. Crocker, Esquire, 1296 East High Street, Pottstown, PA 19464.

**Rohrbach, Anne Marie V. a/k/a Anne Marie Rohrbach**, dec'd.

Late of Allentown.

Administrator: Michael J. Marino, Jr., 122 N. Best Avenue, Walnutport, PA 18088.

Attorneys: Robert N. Rust, III, Esq., Rust Law LLC, 4461 Kohler Drive, Allentown, PA 18103.

**Romanyzyn, Mary Lou**, dec'd.

Late of Lehigh County.

Administratrix: Christine Marie Winslow c/o Reich & Furst Law Offices, 121 N. Cedar Crest Blvd., Ste. B, Allentown, PA 18104.

Attorneys: James L. Reich, Esq., Reich & Furst Law Offices, 121 N. Cedar Crest Blvd., Ste. B, Allentown, PA 18104, (610) 433-2430.

**Schaffer, Dennis D.**, dec'd.

Late of Upper Macungie Township.

Executrix: Amy L. Leibenguth a/k/a Amy Louise Leibenguth c/o Prokup & Swartz, 7736 Main Street, Fogelsville, PA 18051-1616.

Attorney: Jon A. Swartz, Esquire, 7736 Main Street, Fogelsville, PA 18051-1616.

**Schnabel, Christopher P.**, dec'd.

Late of Wescosville.

Administrator: Michael A. Schnabel c/o Noonan Law Office, 526 Walnut St., Allentown, PA 18101.

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

**Schultz, Robin L. a/k/a Robin Lane Schultz a/k/a Robin Schultz**, dec'd.

Late of Allentown.

Executrix: Barbara A. McDeavitt c/o Keith R. Pavlack, Esquire, Pavlack Law Offices, P.C., 1415 Blakeslee Blvd. Dr. E., Lehigh-ton, PA 18235.

Attorneys: Keith R. Pavlack, Esquire, Pavlack Law Offices, P.C., 1415 Blakeslee Blvd. Dr. E., Lehigh-ton, PA 18235.

**Seltzer, Ralph E. a/k/a Ralph Eugene Seltzer**, dec'd.

Late of Allentown.

Executors: Gerard M. Seltzer and Matthew G. Seltzer 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.

**Transue, Kathleen J.**, dec'd.

Late of 2085 Westgate Drive, Apartment 513, Bethlehem.

Administrator: Adam Nichols  
c/o The Roth Law Firm, 537  
Chestnut Street, Emmaus, PA  
18049.

Attorneys: David M. Roth, Es-  
quire, The Roth Law Firm, 537  
Chestnut Street, Emmaus, PA  
18049.

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**Welliver, Mary Jane, dec'd.**

Late of Whitehall Township.

Administrator: Scott Russell  
Welliver 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.

**THIRD PUBLICATION**

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

Late of Allentown.

Executrix: Bernadette De Jo-  
seph 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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**Cody, Vera C. a/k/a Veralice**

**Cody, dec'd.**

Late of Salisbury Township.

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

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

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

Late of Whitehall.

Executrix: Margaret L. Engler  
c/o The Roth Law Firm, P.O.  
Box 4355, Allentown, PA 18105.

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

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

Late of North Whitehall Town-  
ship.

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

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

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

Late of Whitehall.

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

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

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

Late of Schnecksville.

Executrix: Stephanie M. Gallo  
c/o Keith W. Strohl, Esquire,  
Steckel and Stopp, LLC, 125 S.  
Walnut Street, Suite 210, Slat-  
ington, PA 18080.

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

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

Late of the City of Allentown.

Executrix: Natalie S. McGroarty  
c/o Traud Law Offices, 3055  
College Heights Blvd., Ste. 2A,  
Allentown, PA 18104.

Attorney: T. Benjamin Traud,  
Esq., 3055 College Heights  
Blvd., Ste. 2A, Allentown, PA  
18104.

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

Late of South Whitehall Town-  
ship.

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

**Horn, John T., Jr.**, dec'd.  
Late of the Village of Laurys Station.  
Executor: Kristopher J. Horn, 5463 Rt. 145, Laurys Station, PA 18059.  
Attorneys: Steven D. Brown, Esquire, Spengler Brown Law Offices, 110 East Main Street, Bath, PA 18014.

**Kuntz, Helene**, dec'd.  
Late of 2437 W. Elm Street, Allentown.  
Personal Representatives: Douglas A. Kuntz and Cindy A. Schuetz c/o James A. Ritter, Esquire, 111 E. Harrison St., Suite 2, Emmaus, PA 18049-2916.  
Attorney: James A. Ritter, Esquire, 111 E. Harrison St., Suite 2, Emmaus, PA 18049-2916.

**Ott, Timothy J.**, dec'd.  
Late of Allentown.  
Executor: Adam G. Rarich c/o Jeffrey F. Hussar, Esquire, 946 Third Street, Whitehall, PA 18052.  
Attorney: Jeffrey F. Hussar, Esq., 946 Third Street, Whitehall, PA 18052.

**Peifer, LaRue Mae**, dec'd.  
Late of Allentown.  
Executor: Larry J. Kirk c/o Fitzpatrick Lentz & Bubba, P.C., 645 W. Hamilton Street, Suite 800, Allentown, PA 18101.  
Attorneys: Fitzpatrick Lentz & Bubba, P.C., 645 W. Hamilton Street, Suite 800, Allentown, PA 18101.

**Schaeffer, Joyce L.**, dec'd.  
Late of Allentown.  
Executrix: Nancy L. Ashman c/o Eric R. Strauss, Esquire, Worth, Magee & Fisher, P.C., 2610 Walbert Avenue, Allentown, PA 18104.  
Attorneys: Eric R. Strauss, Esquire, Worth, Magee & Fisher, P.C., 2610 Walbert Avenue, Allentown, PA 18104.

**Schlosser, Frank J.**, dec'd.  
Late of Emmaus.  
Executors: Richard J. Schlosser and Karren A. Ford c/o Rebecca M. Young, Esq. and Lia K. Snyder, Esq., Young & Young, 119 E. Main Street, Macungie, PA 18062.  
Attorneys: Rebecca M. Young, Esq. and Lia K. Snyder, Esq., Young & Young, 119 E. Main Street, Macungie, PA 18062.

**Smith, Robert S., Jr.**, dec'd.  
Late of Macungie.  
Executrix: Donna Leibensperger c/o Law Office of Prokup & Swartz, 7736 Main Street, Fogelsville, PA 18051.  
Attorney: Michael Prokup, Esquire, 7736 Main Street, Fogelsville, PA 18051.

**Soltis, George J., Jr.**, dec'd.  
Late of Lehigh County.  
Administratrix: Ellen L. Soltis, 643 Broad St., Apt. 509, Emmaus, PA 18049.

**Stephens, Elaine**, dec'd.  
Late of Allentown.  
Administratrices: Tammy Lyn Stephens and Linda Lee Stephens c/o Norris McLaughlin P.A., 515 West Hamilton Street, Suite 502, Allentown, PA 18101.  
Attorneys: Scott R. Lipson, Esquire, Norris McLaughlin, P.A., 515 West Hamilton Street, Suite 502, Allentown, PA 18101.



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

Late of Allentown.

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

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

**INDIVIDUAL FICTITIOUS  
NAME NOTICE**

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: **JoyMakers** with its principal place of business at: 3555 Vista Dr., Macungie, PA 18062.

The name and address of the person owning or interested in said business are: Stephen Marshall, 3555 Vista Dr., Macungie, PA 18062.

The certificate will be filed on or after November 10, 2023.

D-1

**PUBLIC NOTICE**

Petition of Salisbury Township School District for Private Sale of Unused and Unnecessary Lands and Buildings:

All parties interested are notified that the Salisbury Township School District desires to sell vacant land with no improvements consisting of 48.88 total acres with a mailing address of 1108 East Emmaus Avenue, Salisbury Township, Lehigh County, Pennsylvania. The land consists of three (3) parcels: Parcel 1—Tax PIN Number 641623991266 1, Deed Book Volume M331, Page 0952; Parcel 2—Tax PIN Number 641634522392 1, Deed Book Volume M328, Page 0894; and Parcel 3—Tax PIN Number 641644360214 1, Deed Book Volume M328, Page 0894 by private sale for the purchase price of \$1,450,000.00

and has filed a Petition for Approval of Private Sale of Land in the Court of Common Pleas of Lehigh County.

All parties interested are notified that a hearing on the Petition for Approval of Private Sale of Land is scheduled for January 3, 2024 at 9:30 a.m. in Courtroom 5C of the Court of Common Pleas of Lehigh County, located at 455 W. Hamilton St., Allentown, Pennsylvania 18101.

Any party interested shall appear to be heard and shall report to Court Administration prior to the hearing time.

D-1, 8, 15

**NOTICE OF NONPROFIT  
INCORPORATION**

NOTICE IS HEREBY GIVEN that Articles of Incorporation—Nonprofit were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on April 3, 2023, for the purpose of incorporating a nonprofit corporation organized under the provisions of the Nonprofit Corporation Law of 1988 of the Commonwealth of Pennsylvania, as amended.

The name of the nonprofit corporation is:

INNOVATIVE ARTS ACADEMY  
CHARTER SCHOOL FOUNDATION  
MATTHEW T. TRANTER, ESQ.  
KING, SPRY, HERMAN, FREUND &  
FAUL, LLC  
One West Broad Street  
Suite 700  
Bethlehem, PA 18018

D-1

**CHANGE OF NAME NOTICE**

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

NO. 2023-C-3257

NOTICE IS HEREBY GIVEN that on November 20, 2023, the Petition of Sam Dara and Sunny Rabiey has been filed in the above named Court, praying for a Decree to change the name of minor child from Diana Daraeizadeh to Diana Dara.

LEHIGH LAW JOURNAL

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The Court has fixed January 17, 2024 at 9:30 A.M. in Courtroom No. 1B, 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.

D-1

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CHANGE OF NAME NOTICE

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

NO. 2023-C-3257

NOTICE IS HEREBY GIVEN that on November 20, 2023, the Petition of Sam Dara and Sunny Rabiey has been filed in the above named Court, praying for a Decree to change the name of minor child from Elena Daraeizadeh to Elena Dara.

The Court has fixed January 17, 2024 at 9:30 A.M. in Courtroom No. 1B, 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.

D-1

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ABANDON VEHICLE

2023-C-2706

Looking for anyone in connection with the following vehicle which has been left unattended.

CHRYSLER, PT CRUISER, 2004,  
VIN# 3C8FY68B34T331593.

Proceedings commenced in the Court of Common pleas of Lehigh County for the Acquisition of Certificate of Title.

The court date is scheduled for: January 8, 2024, 9:30 A.M., Courtroom 5B, Lehigh County Courthouse, 455 West Hamilton Street, Allentown, PA 18101.

D-1



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

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

**Friday, December 15, 2023**

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

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

TO ALL PARTIES IN INTEREST  
AND CLAIMANT:

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

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

**NO. 23005562**

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

Tax Assessment No. 54660975-8031-1.

Improvements thereon: Residential real estate.

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

**NO. 23005842**

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

Tax Assessment No. 54979575-6312-1.

Improvements thereon: Residential dwelling.

Attorneys  
KML Law Group, P.C.

**NO. 23005982**

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

Tax Assessment No. 64189370-8308-1.

Improvements thereon: Single family dwelling.

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

**NO. 23005987**

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

Tax Assessment No. 54963034-0773-1.

Improvements thereon: Residential dwelling.

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

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**NO. 23006016**

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

Tax Assessment No. 64062529-9498-1.

Improvements thereon: Residential property.

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

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**NO. 23006018**

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

Tax Assessment No. 64080994-2429-1.

Improvements thereon: Dwelling.

Attorneys  
Patrick J. Wesner, Esq.  
Parker McCay PA

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**NO. 23006058**

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

Tax Assessment No. 54962256-4590-1.

Improvements thereon: Single family residential dwelling.

Attorneys  
Hladik, Onorato & Federman, LLP

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**NO. 23006073**

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

Tax Assessment No. 64055999-3963-1.

Improvements thereon: Residential dwelling.

Attorneys  
Samantha Gable, Esq.

JOSEPH N. HANNA  
Sheriff of Lehigh County, PA

David M. Backenstoe  
County Solicitor

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