

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

Balzer, Gerard H., Jr., dec'd.

Late of Allentown.
Administrator: David M. Roth
c/o The Roth Law Firm, P.O.
Box 4355, Allentown, PA 18105.
Attorneys: Tracey A. Shreve,
Esquire, The Roth Law Firm,
P.O. Box 4355, Allentown, PA
18105.

Bergstresser, Twilajeane E., dec'd.

Late of Allentown.
Executrix: Charlene D. Berg-
stresser 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.

Daddona, Deborah A., dec'd.

Late of 45 East Tioga Street,
Allentown.
Executor: John A. Daddona, 45
East Tioga Street, Allentown, PA

18103 c/o Timothy L. Ganey,
Esquire, 3510 West Union
Street, Allentown, PA 18104-
5949, ganeyesq@gmail.com.
Attorney: Timothy L. Ganey,
Esquire, 3510 West Union
Street, Allentown, PA 18104-
5949, ganeyesq@gmail.com.

Grossmann, Jean M., dec'd.

Late of the Town of Macungie.
Executrix: Irene M. Bussell 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.

Gulkewicz, Harry, dec'd.

Late of Whitehall.
Executrix: Jean R. Shelly c/o
Douglas J. Tkacik, Esquire, 18
East Market Street, Bethlehem,
PA 18018.
Attorney: Douglas J. Tkacik,
Esquire, 18 East Market Street,
Bethlehem, PA 18018.

**Hate, Elizabeth M. a/k/a Eliza-
beth Mae Hate,** dec'd.

Late of Salisbury Township.
Executor: Shanen L. Hate c/o
Mark E. Halbruner, Esquire,
Halbruner, Hatch & Guise, LLP,
3435 Market Street, Camp Hill,
PA 17011.
Attorneys: Mark E. Halbruner,
Esquire, Halbruner, Hatch &
Guise, LLP, 3435 Market Street,
Camp Hill, PA 17011.

Heidecker, Rita M., dec'd.

Late of 1263 S. Cedar Crest
Blvd., Allentown.
Executrix: Donna L. Gross 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.

Inghilterra, Vincent James a/k/a Vincent J. Inghilterra, dec'd.

Late of Upper Macungie Township.

Executrix: Paulette Caccavale c/o Michael W. Mills, Esq., 131 W. State St., P.O. Box 50, Doylestown, PA 18901.

Attorneys: Michael W. Mills, Esq., Antheil, Maslow & MacMinn, LLP, 131 W. State St., P.O. Box 50, Doylestown, PA 18901.

Kiriposki, Daniel Craig a/k/a Daniel C. Kiriposki, dec'd.

Late of Coopersburg Borough. Administrator C.T.A.: Edward H. Butz, Esq., 1620 Pond Rd., #200, Allentown, PA 18104.

Attorneys: Edward H. Butz, Esq., Lesovy Butz & Seitz LLC, 1620 Pond Rd., #200, Allentown, PA 18104.

Knudson, Bobbie J., dec'd.

Late of Allentown.

Personal Representative: Donna Knudson a/k/a Donna Lynn Knudson 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.

Kush, Madelyn W. a/k/a Madelyn Kush, dec'd.

Late of Slatington.

Executrix: Lori Roke, 1047 Candilak Lane, Slatington, PA 18080.

Attorney: Marianne M. Stivala, Esquire, 103 East Drinker Street, Dunmore, PA 18512.

Lohr, June Curtis a/k/a June C. Lohr, dec'd.

Late of Lower Milford Township. Executor: Frederick T. Lohr c/o Kristofer M. Metzger, Esquire, P.O. Box 417, Center Valley, PA 18034.

Attorney: Frederick T. Lohr c/o Kristofer M. Metzger, Esquire, P.O. Box 417, Center Valley, PA 18034.

Malast, Veronica, dec'd.

Late of 4520 3rd St., Whitehall. Executor: Christopher Dutko 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.

Nicholas, Garrett C., dec'd.

Late of S. Whitehall Twp.

Administrators: Gary David Nicholas, 1833 Hemming Way, Orefield, PA 18069 and Traci Susan Hafner, 4411 Katlyn Dr., Walnutport, PA 18088.

Attorneys: Dennis C. Vondran, Jr., Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565.

Petkus, Elaine W., dec'd.

Late of Whitehall.

Executor: Richard L. Petkus, 5547 Briar Lane, Whitehall, PA 18052.

Ratcliff, Frederick W., II, dec'd.

Late of Allentown City.

Executrix: Karen M. Novak c/o Edward H. Butz, Esq., 1620 Pond Rd., #200, Allentown, PA 18104.

Attorneys: Edward H. Butz, Esq., Lesovy Butz & Seitz LLC, 1620 Pond Rd., #200, Allentown, PA 18104.

Reifinger, Sandra Ann, dec'd.

Late of Upper Saucon Twp.

Executor: Robert Reifinger,
5115 Fairlawn Rd., Center Val-
ley, PA 18034.

Attorneys: Latisha Bernard
Schuenemann, Esquire, Barley
Snyder, LLP, 2755 Century
Blvd., Wyomissing, PA 19610.

2675 Eastern Boulevard, York,
PA 17402.

Attorney: Carolyn J. Pugh, Es-
quire, 2675 Eastern Boulevard,
York, PA 17402.

SECOND PUBLICATION

Anthony, Marion R., dec'd.

Late of Whitehall.

Administrator: Brian F. Levine,
22 E. Grant St., New Castle, PA
16101-2279.

Attorney: Brian F. Levine, Es-
quire, 22 E. Grant St., New
Castle, PA 16101-2279.

Roberts, Donald D., dec'd.

Late of Slatington.

Executrix: Diane June Hous-
man c/o Jon A. Swartz, Es-
quire, Prokup & Swartz, 7736
Main Street, Fogelsville, PA
18051-1616.

Attorneys: Jon A. Swartz, Es-
quire, Prokup & Swartz, 7736
Main Street, Fogelsville, PA
18051-1616.

Becker, Nancy I., dec'd.

Late of the Township of Upper
Saucon.

Co-Executors: Brian I. Becker
and Gretchen N. Becker 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.

**Schlegel, Nancy Jenette a/k/a
Nancy J. Schlegel and Nancy
Schlegel**, dec'd.

Late of New Tripoli.

Executor: Robert Earl Wolfe c/o
Michael Ira Stump, Esq., 207
East Main Street, Suite 100,
Macungie, PA 18062.

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

Buda, Jean G., dec'd.

Late of 2717 Saxton Street, Al-
lentown.

Executrix: Amber K. Buda 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.

**Werkheiser, Joann L. a/k/a
Joann Delong**, dec'd.

Late of Center Valley.

Administrator: Donald L.
Werkheiser c/o Richard W.
Shaffer, Jr, Esquire, Prokup &
Swartz, 7736 Main Street, Fo-
gelsville, PA 18051-1616.

Attorneys: Richard W. Shaffer,
Jr, Esquire, Prokup & Swartz,
7736 Main Street, Fogelsville,
PA 18051-1616.

Finnegan, Alan, dec'd.

Late of Bethlehem City.

Administrator: Timothy Finne-
gan c/o Vivian I. Zumas, Es-
quire, 742 Main Street, Bethle-
hem, PA 18018.

Attorney: Vivian I. Zumas, Es-
quire, 742 Main Street, Bethle-
hem, PA 18018.

**Williams, Walter I. a/k/a Walter
Irvin Williams**, dec'd.

Late of Allentown.

Executrix: Jennifer S. Meckley
c/o Carolyn J. Pugh, Esquire,

Genthner, Robert H., Jr., dec'd.

Late of Catasauqua.

Administrator: David M. Roth,
Esquire 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.

Hartzell, Robert E., Jr., dec'd.

Late of Whitehall.

Administratrix C.T.A.: Janet H.
Hartzell c/o Vaughn A. Terrinoni,
Esq., 3976 Township Line
Road, Bethlehem, PA 18020.

Attorney: Vaughn A. Terrinoni,
Esq., 3976 Township Line Road,
Bethlehem, PA 18020.

**Hein, Linda Susan a/k/a Linda
S. Hein,** dec'd.

Late of Slatington.

Executor: Thomas Lee Laughlin
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.

**Kinnelly, Kathleen Theresa
a/k/a Kathleen T. Kinnelly
and Kathleen Kinnelly,** dec'd.

Late of Allentown.

Executrix: Mary L. Russo c/o
Joshua T. Knafo, Esquire,
Knafo Law Offices, LLC, 2400
Schoenersville Road, Bethle-
hem, PA 18017.

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

**Kraskoski, Patricia Marie a/k/a
Patricia Marie Munley and
Patricia M. Kraskoski,** dec'd.

Executrix: Elaine Divers, 3114
Lindberg Avenue, Allentown, PA
18103.

McDonald, Joan B., dec'd.

Late of Lehigh County.

Joan B. McDonald Irrevocable
Trust, dated December 27,
2024.

Trustee: John McDonald c/o
Prokup & Swartz, 7736 Main
Street, Fogelsville, PA 18051.

Attorneys: Jon A. Swartz, Es-
quire, Prokup & Swartz, 7736
Main Street, Fogelsville, PA
18051.

**Waricher, John G. a/k/a John
Waricher,** dec'd.

Late of 1771 Ridgeview Drive,
Lehigh County.

Personal Representative: Stuart
T. Shmookler, Esq. c/o R.
Nicholas Nanovic, Esquire,
Gross McGinley, LLP, 33 South
7th Street, P.O. Box 4060, Al-
lentown, PA 18105-4060.

Attorneys: R. Nicholas Nanovic,
Esquire, Gross McGinley, LLP,
33 South 7th Street, P.O. Box
4060, Allentown, PA 18105-
4060.

Zoshak, William H., dec'd.

Late of Fogelsville.

Executrix: Lorraine Gyauch
Zoshak c/o Jon A. Swartz, Es-
quire, Prokup & Swartz, 7736
Main Street, Fogelsville, PA
18051-1616.

Attorneys: Jon A. Swartz, Es-
quire, Prokup & Swartz, 7736
Main Street, Fogelsville, PA
18051-1616.

THIRD PUBLICATION

Anderson, Donna Jean, dec'd.

Late of Breinigsville.

Administratrix: Julia E. Pavlick,
2750 Rockdale Road, Slating-
ton, PA 18080.

Attorneys: Arley L. Kemmerer,
Esquire, 58 Broadway, Jim
Thorpe, PA 18229.

Balliet, Geraldine L., dec'd.

Late of 5767 Cetronia Road, Allentown.
Executrix: Jill Cravotta, 859 Bloody Springs Road, Bethel, PA 19507.
Attorneys: Russell E. Farbiarz, Esquire, Antanavage Farbiarz, PLLC, 64 North Fourth Street, Hamburg, PA 19526.

Bauder, Katharina, dec'd.

Late of 606 Alden Drive, Emmaus.
Executrix: Jane Zinggeler 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.

Crone, Fern I. C., dec'd.

Late of Macungie.
Administrator: Wilmer R. Hunsicker, Jr. c/o Thomas J. Turczyn, Esquire, 1711 W. Hamilton Street, Allentown, PA 18104.
Attorney: Thomas J. Turczyn, Esquire, 1711 W. Hamilton Street, Allentown, PA 18104.

Davidyock, Greta L., dec'd.

Late of Allentown.
Administratrix: Tresa M. Marrow, 1352 Club Ave., Allentown, PA 18109.

Graver, Edward C. a/k/a Edward Graver, dec'd.

Late of Allentown.
Administratrix: Carol A. Graver 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.

Guth, Cindy L., dec'd.

Late of Allentown.
Executrix: Judith Guth 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.

Handwerk, Richard H., dec'd.

Late of North Whitehall Township.
Executrix: Tara L. Borgh 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.

Harries, Darryl W., dec'd.

Late of 222 N. 29th Street, Allentown.
Executrix: Barbara G. Harries 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.

Kistler, Ricky D., dec'd.

Late of Slatington.
Executrices: Heather L. Truett, 7369 E. Hillcrest Ln., Slatington, PA 18080 and Shannon L. Kistler, 6210 Venture Ct., Slatington, PA 18080.

Kurtz, Diane M., dec'd.

Late of Allentown.
Administratrix: Deborah A. Depari c/o The Roth Law Firm, P.O. Box 4355, Allentown, PA 18105.
Attorneys: Tracey A. Shreve, Esquire, The Roth Law Firm, P.O. Box 4355, Allentown, PA 18105.

Kurtz, Gloria Claire, dec'd.

Late of Emmaus.

Executor: Brandon R. Kurtz 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.

Magliane, Charlotte A., dec'd.

Late of North Whitehall Township.

Executor: Todd J. Magliane 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.

Osterhout, Josehua, dec'd.

Late of Whitehall.

Administratrix: Sharon Mary Osterhout 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.

Poh, Ronald H., dec'd.

Late of 2052 South 2nd Street, Allentown.

Executrices: Jani Poh-Pike and Sherri Lauer 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.

Reichard, Barbara L. a/k/a Barbara Reichard, dec'd.

Late of Allentown.

Executor: Keith Alan Hixson 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.

Sedora, Stephen E. a/k/a Stephen Sedora, dec'd.

Late of Allentown.

Executrix: Sandra Ann DeLeon a/k/a Sandra A. Bordner 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.

Stevens, Michael F., dec'd.

Late of Allentown.

Administratrix: Christine M. Kimock c/o The Roth Law Firm, P.O. Box 4355, Allentown, PA 18105.

Attorneys: Tracey A. Shreve, Esquire, The Roth Law Firm, P.O. Box 4355, Allentown, PA 18105.

Whitaker, Lynn L., dec'd.

Late of 1039 Miriam Drive, Emmaus.

Executors: Andrew Whitaker and Angela Itterly 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.

Yaindl, Gloria A., dec'd.

Late of 1200 Spring Street, Bethlehem.

Executor Eric S. Yaindl 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.

ORPHANS' COURT DIVISION
AUDIT LIST

JUDGE THOMAS A. CAPEHART

9:00 A.M.—AUGUST 21, 2026

Estates and/or Trust Accts.; Atty.
Rosemarie M. Good; G. Ridenour, II.
Wendy A.W. Parr; C. of O.C. Division
Au-14, 21

NOTICES OF INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed on July 28, 2026 pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988 as amended, by the following corporation named:

ASA SURGICAL CENTER, P.C.
ELIZABETH R. GRAVER, ESQ.
PLUNKETT & GRAVER, P.C.

615 Waterfront Drive
Suite 301
Allentown, PA 18102
Phone: (610) 432-1590
E-mail: mollyg@plunkettgraver.com
Au-21

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed on July 28, 2026 pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988 as amended, by the following corporation named:

NDS GROUP, INC.
JOSEPH J. PLUNKETT, ESQ.
PLUNKETT & GRAVER, P.C.

615 Waterfront Drive
Suite 301
Allentown, PA 18102
Phone: (610) 432-1590
E-mail: mollyg@plunkettgraver.com
Au-21

CHANGE OF NAME NOTICE

In the Court of Common Pleas of
Lehigh County

NO. 2026-C-2952

NOTICE IS HEREBY GIVEN that on July 30, 2025, the Petition of Alexander Ryan Grimes for a Change of Name has been filed in the above named Court, praying for a Decree to change the name of Petitioner from Alexander Ryan Grimes to Lyra Elise Gaston-Grimes.

The Court of 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.

Date of Hearing: October 12, 2026, Time of Hearing: 9:30 A.M., Courtroom Number: 1A, Judge J. Brian Johnson, Lehigh County Courthouse, 455 West Hamilton Street, Allentown, PA 18101.

Au-21

CHANGE OF NAME NOTICE

In the Court of Common Pleas of
Lehigh County

NO. 2026-C-2192

NOTICE IS HEREBY GIVEN that on May 29, 2026, the Petition of Jaylene Marie Vasquez for a Change of Name has been filed in the above named Court, praying for a Decree to change the name of Petitioner from Jaylene Marie Vasquez to Jaylene Marie Rondon Vasquez.

The Court of 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.

Date of Hearing: August 17, 2026, Time of Hearing: 9:30 A.M., Courtroom Number: 1B, Judge Zachery J. Cohen, Lehigh County Courthouse, 455 West Hamilton Street, Allentown, PA 18101.

Au-21

CHANGE OF NAME NOTICE

In the Court of Common Pleas of
Lehigh County

NO. 2026-C-2648

NOTICE IS HEREBY GIVEN that on July 7, 2026, the Petition of Peter Capote for a Change of Name has been filed in the above named Court, praying for a Decree to change the name of Petitioner from Peter Capote to Henry Simon Alexander.

The Court of 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.

Date of Hearing: September 21, 2026, Time of Hearing: 9:30 A.M., Courtroom Number: 5A, Judge Melissa Pavlack, Lehigh County Courthouse, 455 West Hamilton Street, Allentown, PA 18101.

Au-21

MORTGAGE FORECLOSURE

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

CASE NO.: 2026-C-0195

BONCIDIUM, LLC
Plaintiff
vs.

NEIL E. SCHMOYER; KNOWN HEIR
OF MARLENE B. SCHMOYER,
DECEASED; CHRISTINE E. SELL
KNOWN HEIR OF MARLENE B.
SCHMOYER, DECEASED;
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS,
FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER
MARLENE B. SCHMOYER,
DECEASED

Defendants

NOTICE OF SHERIFF'S SALE
OF REAL ESTATE

TO: Neil E. Schmoyer at 4976 Kohler Road, Zionsville, PA 18092 and 4951 Kohler Road, Zionsville, PA 18092; Christine E. Sell at 4951 Kohler Road, Zionsville, PA 18092 and 4940 Kohler Road, Zionsville, PA 18092; Unknown Heirs at 4951 Kohler Road, Zionsville, PA 18092 and all other Interested Persons or Parties

PLEASE TAKE NOTICE that the real estate located at 4951 Kohler Road, Zionsville, PA 18092, owned by Christine E. Sell and Marlene B. Schmoyer and Neil E. Schmoyer and Unknown Heirs, Successors, Assigns And All Persons, Firms or Associations Claiming Right, Title or Interest from or under Marlene B. Schmoyer, Deceased, scheduled to be sold at Sheriffs Sale on September 25, 2026 at 10:00 a.m., prevailing time, in the Lehigh County Courthouse, to enforce the court judgment of \$347,-879.92, plus fees, costs and other charges obtained by Boncidium, LLC against Neil E. Schmoyer, Christine E. Sell, Unknown Heirs, Successors, Assigns And All Persons, Firms or Associations Claiming Right, Title or Interest from or under Marlene B. Schmoyer, Deceased.

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 Boncidium, LLC, 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 e-mail to pafigures@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 County Lawyer Referral Service
Lehigh County Bar Association
P.O. Box 1324
Allentown PA, 18105-1324
(610) 433-7094

ANDREW KRAVITZ, ESQ. (80142)
FRIEDMAN V ARTOLO LLP
Attorneys for Plaintiff
1325 Franklin Avenue
Suite 160
Garden City, NY 11530
T: (212) 471-5100
F: (212) 471-5150

Au-21

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

COURT OF COMMON PLEAS
LEHIGH COUNTY, PA
CIVIL ACTION—LAW

NO. 2025-C-1251

PNC BANK, NATIONAL
ASSOCIATION

Plaintiff

v.

ROSALIE YANDOLI,
AS EXECUTOR OF THE ESTATE
OF DARYL LAPP

Defendants

COMPLAINT IN
MORTGAGE FORECLOSURE

To: ROSALIE YANDOLI, AS EXECUTOR OF THE ESTATE OF DARYL LAPP Defendant(s), 3014 N. 2ND ST., WHITEHALL, PA 18052

You are hereby notified that Plaintiff, PNC BANK, NATIONAL ASSOCIATION, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of LEHIGH County, PA docketed to No. 2025-C-1251, seeking to foreclose the mortgage secured on your property located, 3014 N 2ND ST WHITEHALL, PA 18052.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you, and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH THE INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Referral Service
P.O. Box 1324
Allentown PA, 18105-1324
(610) 433-7094

M. TROY FREEDMAN, ESQ.
ID No. 85165

ROBERTSON, ANSCHUTZ,
SCHNEID, CRANE & PARTNERS,
PLLC

Attorneys for Plaintiff
A Florida professional
limited liability company
133 Gaither Drive
Suite F

Mt. Laurel, NJ 08054
(855) 225-6906

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NOTICE OF HEARING

RE: Free and Clear Sale

A Petition has been filed asking the Court to enter a Decree that the

below referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances.

Docket; Owner(s); Property Location; Municipality; Parcel Identification Number.

2026-tx-12; 720 Fountain LLC; City of Allentown; 02-549783356884-0000001.

2026-tx-3; Alsaed Wajiha & Khaled Alsaed; 724 N Fountain St.; City of Allentown; 02-549783365089-0000001.

2026-tx-14; Aston Jason & Erma; 998 S. Krocks Rd.; Lower Macungie Township; 12-547543489928-0000017.

2026-tx-9; Almgren William R. & Sandra L.; 1454 Lehigh Ave; Salisbury Township; 17-641647903470-0000001.

2026-tx-10; Almgren William R. & Sandra L.; 1456 Lehigh Ave; Salisbury Township; 17-641647905466-0000001.

2026-tx-5; Schadt Joseph R.; 1316 E. Emmaus Ave.; Salisbury Township; 17-641645325037-0000001.

2026-tx-13; Oldt Sandra S. & Kevin W. Oldt; 6301 W. Tilghman St.; Upper Macungie Township; 20-546665537633-0000001.

2026-tx-4; Dietz Joel & Tara; 4942 PA Route 309; Upper Saucon Township; 22-641477777876-0000008.

2026-tx-11; Sofranko Douglas D. & Candice S. Rega; 4327 Cider Press Rd.; Washington Township; 23-555056293063-0000001.

2026-tx-6; Moriah Pikin Holding Co; 5456 2nd St.; Whitehall Township; 25-558084369606-0000001

2026-tx-7; Nikal LLC; 3665 Macarthur Rd.; Whitehall Township; 25-548993615940-0000001.

NOTICE IS HEREBY GIVEN to the above individuals and entities along with their successors, heirs, personal representatives and assigns, and all individuals and entities holding interest in the above properties. The Court has set a hearing on said Petition. The hearing will be held as set forth below.

NOTICE IS HEREBY GIVEN to 720 FOUNTAIN, LLC that a Petition has been filed asking the Court to enter a

Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2026-tx-12; 720 Fountain LLC; 720 N. Fountain St.; City of Allentown; 02-549783356884-0000001.

NOTICE IS HEREBY GIVEN to HIPOINT MHP BY VALLEY COMMUNITY MANAGEMENT that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2026-tx-14; Aston Jason & Erma; 998 S. Krocks Rd.; Lower Macungie Township; 12-547543489928-00017.

NOTICE IS HEREBY GIVEN to SHERRI A. SCHULER, AS POSSIBLE HEIR TO SANDRA L. ALMGREN, EVALYN CHEESEMAM, & THOMAS CHEESEMAM that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2026-tx-9; Almgren William R. & Sandra L.; 1454 Lehigh Ave.; Salisbury Township; 17-641647903470-0000001.

2026-tx-10; Almgren William R. & Sandra L.; 1456 Lehigh Ave.; Salisbury Township; 17-641647905466-0000001.

NOTICE IS HEREBY GIVEN to JOSEPH R. SCHADT that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2026-tx-5; Schadt Joseph R.; 1316 E. Emmaus Ave.; Salisbury Township; 17-641645325037-0000001.

NOTICE IS HEREBY GIVEN to KIRK W. OLDT, AS POSSIBLE HEIR TO SANDRA S. OLDT that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2026-tx-13; Oldt Sandra S. & Kevin W. Oldt; 6301 W. Tilghman St.; Upper Macungie Township; 20-546665537633-0000001.

NOTICE IS HEREBY GIVEN to DOUGLAS D. SOFRANKO & CANDICE S. REGAN that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2026-tx-11; Sofranko Douglas D. & Candice S. Rega; 4327 Cider Press Rd.; Washington Township; 23-555056293063-0000001.

NOTICE IS HEREBY GIVEN to 801 POST REALTY, LLC & COMMERCIAL FUNDING GROUP USA that a Petition has been filed asking the Court to enter a Decree that the below-referenced properties be sold free and clear of all respective claims, liens, mortgages and encumbrances:

2026-tx-7; Nikal LLC; 3665 Macarthur Rd; Whitehall Township; 25-548993615940-0000001.

Place: Lehigh County Courthouse, Courtroom 1A, 455 Hamilton Street, Allentown, PA 18101.

Date: September 25, 2026

Time: 9:30 a.m.

By: Elite Revenue Solutions, LLC,
Agent for the Lehigh County
Tax Claim Bureau

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