

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

Bolez, Agnes G. a/k/a Agnes Geraldine Bolez, dec'd.

Late of Allentown.

Executor: Brian R. Sherer c/o William P. Bried, Esq., LLC, 1600 Hamilton Street, Allentown, PA 18102-4214.

Attorneys: William P. Bried, Esq., William P. Bried, Esq., LLC, 1600 Hamilton Street, Allentown, PA 18102-4214, (610) 709-6200.

Bolt, Wayne Gilbert a/k/a Wayne G. Bolt, dec'd.

Late of Slatington.

Administratrix: Katrina A. Stanley c/o William P. Bried, Esq., LLC, 1600 Hamilton Street, Allentown, PA 18102-4214.

Attorneys: William P. Bried, Esq., William P. Bried, Esq., LLC, 1600 Hamilton Street, Allentown, PA 18102-4214, (610) 709-6200.

Boyle, Sarah K., dec'd.

Late of Macungie.

Executrix: Susan M. Muth 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.

Cray, Patricia, dec'd.

Late of Allentown.

Administrator: John G. Lloyd, 2312 Jordan Rd., Orefield, PA 18069.

Attorney: Arley L. Kemmerer, Esquire, 4 Acorn Court, Jim Thorpe, PA 18229.

Freitag, Orville H., Jr., dec'd.

Late of Salisbury Township.

Executrix: Karen E. Freitag a/k/a Karen E. Theodore, 1260 East Emmaus Avenue, Allentown, PA 18103.

Attorney: John M. Ashcraft, III, Esquire, 20 North 5th Street, Suite #1, Emmaus, PA 18049.

Malick, Randall T., dec'd.

Late of Center Valley.

Executrix: Constance S. Malick, 5058 Bowood St., Center Valley, PA 18034.

Attorney: Richard G. Scheib, Esquire, 11 Reitz Blvd., Suite 102, Lewisburg, PA 17837-9293.

McClelland, Jean W. a/k/a Jean Weller McClelland, dec'd.

Late of Upper Saucon Twp.

Executors: Elizabeth M. Lutostansky, 2100 Augusta Dr., Center Valley, PA 18034 and John D. McClelland, 608 N. Wakefield St., Arlington, VA 22203.

Attorneys: Matthew P. D'Emilio, Esquire, McCollom, D'Emilio,

Smith Uebler LLC, 2751 Centerville Rd., Ste. 401, Wilmington, DE 19808.

Miller, Carol A., dec'd.

Late of Allentown.
Administrators: Kenneth Miller and Kurt Miller 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.

Mullin, Edward M., Jr., dec'd.

Late of Salisbury Twp.
The Edward M. Mullin, Jr. Living Revocable Trust dated 12/11/03 as amended and restated dated 2/17/14 and 4/27/17.
Trustee: Patricia D. Mullin c/o Edward H. Butz, Esq., 1620 Pond Rd., Ste. 200, Allentown, PA 18104.
Attorneys: Edward H. Butz, Esq., Lesavoy Butz & Seitz, 1620 Pond Rd., Ste. 200, Allentown, PA 18104.

Nolfa, Elaine T. a/k/a Elaine Thomasch Nolfa, dec'd.

Late of Allentown City.
Executrix: Antoinette Nolfa Slagter, 785 Martindale Rd., Schwenksville, PA 19473.
Attorneys: Matthew R. Kessler, Esquire, Kessler Law Offices, L.L.C., 8 Church Ln., Douglassville, PA 19518.

Olexa, Aase A., dec'd.

Late of Bethlehem City.
Administratrix: Jacqueline S. Olexa c/o Goudsouzian and Associates, 2940 William Penn Highway, Easton, PA 18045.
Attorney: Steven N. Goudsouzian, 2940 William Penn Highway, Easton, PA 18045.

Stiller, Gary G. a/k/a Garry G. Stiller a/k/a Garry George Stiller, dec'd.

Late of Slatington.
Executrix: Patricia L. Romig, 1814 Ruth Street, Allentown, PA 18104.

SECOND PUBLICATION

Bucko, Andrea J., dec'd.

Late of Allentown.
Executor: Michael J. Bucko 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.

Ebner, Leo J., dec'd.

Late of Allentown.
Administratrix: Darlene A. Ebner 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.

Gibb-Petrignani, Mary Jane, dec'd.

Late of Macungie.
Executrix: Kathryn E. Miles c/o Prokup & Swartz, 7736 Main Street, Fogelsville, PA 18051-1616.
Attorney: Richard W. Shaffer, Jr., Esquire, 7736 Main Street, Fogelsville, PA 18051-1616.

Hoimes, Steve, dec'd.

Late of the Township of Macungie.
Administrator: Constantine Hoimes, Jr., 34 W. Main Street, Fleetwood, PA 19522.
Attorneys: James M. Smith, Esquire, Smith Bukowski, LLC, 1050 Spring Street, Suite 1, Wyomissing, PA 19610.

Jandrasits, Diane M. a/k/a Diane Marie Jandrasits, dec'd.

Late of 158 South 5th Street, Coplay.

Personal Representative: Jessica M. Pietroniro 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.

Lychak, Althea D., dec'd.

Late of Whitehall.

Executor: Aaron J. Lychak, 3405 N. Front St., Whitehall, PA 18052-3143.

Mang, Daniel J., dec'd.

Late of Allentown.

Administratrix: Cynthia Sue Mang 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.

Rauch, William H., dec'd.

Late of Heidelberg Township, Emerald.

Executrix: Barbara J. Ginsburg 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.

Royer, Raymond a/k/a Raymond R. Royer, dec'd.

Late of Macungie.

Executrix: Theresa M. Guth 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.

Storat, Richard E. a/k/a Richard Ernest Storat, dec'd.

Late of Upper Saucon Township.

Executrix: Susan J. Storat c/o Prokup & Swartz, 7736 Main Street, Fogelsville, PA 18051-1616.

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

THIRD PUBLICATION

Brooks, Alice M., dec'd.

Late of Allentown.

Executor: Brian Chamberlain c/o Malkames Law Office, 509 W. Linden Street, Allentown, PA 18101.

Attorneys: William G. Malkames, Esquire, Malkames Law Office, 509 W. Linden Street, Allentown, PA 18101, (610) 821-8327.

Deutsch, Eva R., dec'd.

Late of Allentown.

Administratrix: Cynthia Susan Deutsch c/o Timothy J. Duckworth, Jr., Esquire, Mosebach, Funt, Dayton & Duckworth, P.C., 2045 Westgate Drive, Suite 404, Bethlehem, PA 18017.

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

Janny, Cathryn Anne a/k/a Cathryn A. Janny, dec'd.

Late of South Whitehall Township.

Executrix: Karen Janny, 913 Cardinal Drive, Harrisburg, PA 17111.

Attorney: April L. Cordts, Esquire, 391 Nazareth Pike, Bethlehem, PA 18020.

Lang, Georga Louise, dec'd.

Late of New Tripoli.
Executrix: Hanna Jo Wierzbicki, 6812 Wesley Dr., Harrisburg, PA 17112.

Attorneys: Douglas G. Cappellini, Esquire, Cappellini Law, 4525 Spring Hill Dr., Ste. 4, Schnecksville, PA 18078, (610) 435-8711.

Leitenberger, Lawrence L., dec'd.

Late of Macungie.
Executrix: Joan K. Leitenberger c/o Malkames Law Office, 509 W. Linden Street, Allentown, PA 18101.

Attorneys: William G. Malkames, Esquire, Malkames Law Office, 509 W. Linden Street, Allentown, PA 18101, (610) 821-8327.

Lucas, Helen R., dec'd.

Late of Center Valley.
Executrix: Marsha H. Hudson c/o Lisa A. Pereira, Esquire, Broughal & DeVito, L.L.P., 38 West Market Street, Bethlehem, PA 18018.

Attorneys: Lisa A. Pereira, Esquire, Broughal & DeVito, L.L.P., 38 West Market Street, Bethlehem, PA 18018.

Mack, Karen, dec'd.

Late of Lehigh County.
Administrator: Donald Mack, Jr. 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.

McCall, Dorothy J., dec'd.

Late of Lower Macungie Township.

Executor: James B. Reichl, 333 Colby Lane, Ambler, PA 19002.
Attorney: Shawn Lynch, Esquire, 312 Exton Comms., Exton, PA 19341.

Minnix, Robert W. a/k/a Robert Wayne Minnix, dec'd.

Late of Lower Macungie Township.

Executors: Michael T. Minnix a/k/a Michael Todd Minnix and Douglas W. Minnix a/k/a Douglas Wayne Minnix c/o William H. Dayton, Jr., Esquire, Mosebach, Funt, Dayton & Duckworth, P.C., 2045 Westgate Drive, Suite 404, Bethlehem, PA 18017.

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

Montz, Ronald Edward a/k/a Ronald E. Montz a/k/a Ronald Montz, dec'd.

Late of Weisenberg Township.
Executrix: Wendi Russiano c/o Craig B. Neely, Esquire, 209 Main Street, Emmaus, PA 18049.

Attorney: Craig B. Neely, Esquire, 209 Main Street, Emmaus, PA 18049, (610) 928-1188.

Oswald, Robert W., dec'd.

Late of New Tripoli.
Executor: Keith W. Strohl, Esq. c/o Tristan K. Luengen, Esquire, Steckel and Stopp LLC, 125 S. Walnut Street, Suite 210, Slatington, PA 18080.
Attorneys: Tristan K. Luengen, Esquire, Steckel and Stopp LLC, 125 S. Walnut Street, Suite 210, Slatington, PA 18080.

Palmer, William E., dec'd.

Late of Emmaus.
Executor: David W. Palmer 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.

Paul, Charles E., dec'd.

Late of Allentown.
Administrators: Cheryl A. Paul, 141 Eileen Dr., Pittsburgh, PA 15214 and Charles A. Paul, 17 Cannon Hill Rd., Rochester, NY 14624.

Rudolph, Timothy E., dec'd.

Late of 5229 Ridgeway Dr., Upper Milford Twp.
Administrator: Eric H. Rudolph.
Attorney: Dante A. Cancelli, Esquire, 125 North Washington Ave., Suite 260, Scranton, PA 18503.

Scholl, Milton J., dec'd.

Late of Allentown.
Executrix: Judy B. Scholl c/o Malkames Law Office, 509 W. Linden Street, Allentown, PA 18101.
Attorneys: William G. Malkames, Esquire, Malkames Law Office, 509 W. Linden Street, Allentown, PA 18101, (610) 821-8327.

Schuessler, Bruce C. a/k/a Bruce Carl Schuessler, dec'd.

Late of 4626 Belmont Drive, Emmaus.
Personal Representative: Meredith S. Whitty 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.

Schuessler, Kathy A. a/k/a Kathy Ann Schuessler, dec'd.

Late of 4626 Belmont Drive, Emmaus.
Personal Representative: Meredith S. Whitty 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.

Scicchitano, Catherine E. a/k/a Kate Scicchitano, dec'd.

Late of Emmaus.
Executor: Edward D. Pitingolo, P.O. Box 60173, Harrisburg, PA 17106.
Attorney: Rowan Keenan, Esquire, 376 East Main Street, Collegeville, PA 19426.

Smith, Carole Marie a/k/a Carole M. Smith, dec'd.

Late of Upper Macungie Township.
Executor: Richard Smith, 677 Yorkshire Drive, Breinigsville, PA 18031.
Attorney: Ron R. Miller, Esquire, 314 West Broad Street, Suite 118, Quakertown, PA 18951.

Zacharda, Ruth A. a/k/a Ruth A. Miller, dec'd.

Late of Emmaus Borough.
Executrix: Linda F. Rohrbach, 1413 Little Lehigh Drive, Emmaus, PA 18049.
Attorney: Bruce W. Weida, Esq., 245 Main St., Emmaus, PA 18049.

NOTICE OF INCORPORATION

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

**BOARD SIMBA
GROUP INCORPORATED**

J-5

**CORPORATE 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: **SHETLAND WEALTH ADVISORS** with its principal place of business at: 3477 Corporate Parkway, Suite 100, Center Valley, PA 18034.

The name and address of the entity owning or interested in said business are: Shetland Financial, PLLC, 3477 Corporate Parkway, Suite 100, Center Valley, PA 18034.

**FITZPATRICK LENTZ &
BUBBA, P.C.**

645 West Hamilton Street
Suite 800
Allentown, PA 18101

J-5

**CHARTER APPLICATION—
LIMITED LIABILITY COMPANY**

NOTICE IS HEREBY GIVEN that a Certificate of Organization has been filed with the Department of State of the Commonwealth of Pennsylvania, pursuant to the provisions of the Pennsylvania Limited Liability Act of 1994 for the following limited liability company:

**HARTZELL
MANAGEMENT GROUP, LLC**
has filed a Certificate of Organization under the provisions of the Pennsylvania Limited Liability Company Law of 1994.

JOHN L. OBRECHT, ESQ.
1731 Main Street
Northampton, PA 18067-1544

J-5

**LIMITED LIABILITY
NOTICE OF ACTION IN
MORTGAGE FORECLOSURE**

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

Term No. 2023-C-2798

MIDFIRST BANK

Plaintiff

vs.

DEBORAH A. WARD
Mortgagor and Real Owner
Defendant

**ACTION OF MORTGAGE
FORECLOSURE**

DEBORAH A. WARD, MORTGAGOR
AND REAL OWNER, DEFENDANT
whose last known address is 86
Willow Street, Macungie, PA
18062

THIS FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT.

You are hereby notified that Plaintiff MIDFIRST BANK, has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of Lehigh County, Pennsylvania, docketed to No. 2023-C-2798 wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 86 Willow Street, Macungie, PA 18062 whereupon your property will be sold by the Sheriff of Lehigh.

NOTICE

You have been sued in court. If you wish to defend against the claims set forth in the following pages, 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 claim 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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

LAWYER REFERRAL SERVICE
1114 W. Walnut St.
Allentown, PA 18102
(610) 433-7094

MICHAEL T. McKEEVER, ESQ.
KML LAW GROUP, P.C.
Attorneys for Plaintiff
BNY Independence Center
701 Market Street
Suite 5000
Philadelphia, PA 19106-1532
(215) 627-1322

J-5

ABANDON VEHICLE OR
TITLE SEARCH

2023-C-3132

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

DODGE GRAND CARAVAN, 2015,
VIN# 2C4RDGBG9FR516192.

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

The court date is scheduled for:
FEBRUARY 12, 2024, 9:30 A.M.,
Courtroom 5B, Lehigh County Court-
house, 455 West Hamilton Street,
Allentown, PA 18101.

J-5

COMPANY NOTICE

NOTICE IS HEREBY GIVEN that a Certificate of Organization for a Domestic Limited Liability Company has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for the purpose of obtaining a Certificate of Organization of a proposed domestic limited liability company to be organized under the provisions of the Pennsylvania Limited Liability Company law of 1994, 15 Pa. C.S. §8901 et seq., approved December 7, 1994, P.L. 703, No. 106 §4, and any successor statute, as amended from time to time, effective in sixty (60) days.

Name of the Limited Liability Company:

KKF SERVICES LLC
Certificate of Organization filed:
December 13, 2023.
WILLIAM W. MATZ, JR., ESQ.
211 W. Broad Street
Bethlehem, PA 18018-5517

J-5

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

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

Friday, January 26, 2024

*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. 23006138

By virtue of a writ of execution No. 2022-C-2969, Midfirst Bank v. Jeffrey Gambler a/k/a Jeffrey L. Gambler, owner of property situate in the Alburdis Township, Lehigh County, Pennsylvania, being 41 East Penn Avenue, Alburdis, PA 18011.

Tax Assessment No. 54635628-2150-1.

Improvements thereon: Residential dwelling.

Attorneys
KML Law Group, P.C.

NO. 23006273

By virtue of a writ of execution No. 2023-C-1725, Pennsylvania Housing Finance Agency v. Arthur L. Washington, Jr., owner of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 713 Nelson Street, Allentown, PA 18109.

Tax Assessment No. 64171732-9794-1.

Improvements thereon: Single-family detached.

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

NO. 23006276

By virtue of a writ of execution No. 2023-N-0853, New Tripoli Bank v. L & P 873, LLC, Paul H. McCartney, III, Lori A. McCartney, and Cherryville Service Center, Inc., owners of property situate in the Washington Township, Lehigh County, Pennsylvania, being 8763 and 8764 PA Route 873, Slatington, PA 18080.

Tax Assessment Nos. 55631443-8082-1 and 556314216861-1.

Improvements thereon: 8763 PA Route 873—One-story commercial building with parking facilities; 8764 PA Route 873—Unimproved.

Attorney
Jack M. Seitz, Esq.

NO. 23006324

By virtue of a writ of execution No. 2023-C-0952, U.S. Bank National Association, Not in Its Individual Capacity But Solely in Its Capacity as Trustee of CIM Trust 2020-R5 v. Sandra L. Boyd Solely in Her Capacity as Heir of Barry H. Boyd, Deceased, owner of property situate in the Upper Macungie Township, Lehigh County, Pennsylvania, being 7567 Trexler Circle, Trexlertown, PA 18087.

LEHIGH LAW JOURNAL

Tax Assessment No. 54654045-8983-1.

Improvements thereon: Residential dwelling.

Attorneys
KML Law Group, P.C.

NO. 23006427

By virtue of a writ of execution No. 2023-C-0977, JPMorgan Chase Bank, National Association v. Janet Arndt and Paul Arndt, owners of property situate in the Heidelberg Township, Lehigh County, Pennsylvania, being 7451 Bake Oven Road, Germansville, PA 18053.

Tax Assessment No. 55303782-5421-1.

Improvements thereon: Residential dwelling.

Attorney
Christopher A. DeNardo, Esq.

NO. 23006444

By virtue of a writ of execution No. 2022-C-1074, PNC Bank, National Association, Successor in Interest to National City Real Estate Services, LLC, Successor by Merger to National City Mortgage, Inc., Formerly Known as National City Mortgage Co. v. Stephanie L. Lukow and Colleen A. O'Hare, owners of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 971 West Cedar Street a/k/a 971 Cedar Street, Allentown, PA 18102.

Tax Assessment No. 54977461-7742-1.

Improvements thereon: Residential dwelling.

Attorneys
KML Law Group, P.C.

NO. 23006469

By virtue of a writ of execution No. 2020-ML-1523, Southern Lehigh School District v. John F. Betz, Jr., owner of property situate in the Up-

per Saucon Township, Lehigh County, Pennsylvania, being 3520 Station Avenue, Center Valley, PA 18034.

Tax Assessment No. 64244494-8812-1.

Improvements thereon: Single-family detached.

Attorneys
Portnoff Law Associates, Ltd.

NO. 23006470

By virtue of a writ of execution No. 2022-C-2905, U.S. Bank National Association v. Derrick Lawrence, owner of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 935 W. Chew Street, Allentown, PA 18102.

Tax Assessment No. 54979104-4641-1.

Improvements thereon: Residential dwelling.

Attorneys
Brock & Scott, PLLC

NO. 23006472

By virtue of a writ of execution No. 2023-C-0964, Wells Fargo Bank, N.A. v. Diane M. Robinson, owner of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 807-813 Saul Street, a/k/a 809 Saul Street, Allentown, PA 18109.

Tax Assessment No. 64173831-6562-1.

Improvements thereon: Residential dwelling.

Attorneys
Brock & Scott, PLLC

NO. 23006524

By virtue of a writ of execution No. 2022-C-1747, US Bank Trust National Association, Not in Its Individual Capacity But Solely as Owner Trustee for VRMTG Asset Trust v. Saeed A. Moghal, owner of property situate in the Salisbury Township,

LEHIGH LAW JOURNAL

Lehigh County, Pennsylvania, being 1533 E. Emmaus Avenue, Allentown, PA 19103.

Tax Assessment No. 64165663-3764-1.

Improvements thereon: Dwelling.

Attorneys
Patrick J. Wesner, Esq.
Parker McCay PA

NO. 23006532

By virtue of a writ of execution No. 2019-C-1601, Citimortgage, Inc. v. Diane J. Zajatz and Charles A. Zajatz, Jr., owners of property situate in the Upper Saucon Township, Lehigh County, Pennsylvania, being 4283 West Saucon Valley Road, Coopersburg, PA 18036.

Tax Assessment No. 64153007-0689-1.

Improvements thereon: Residential real estate.

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

NO. 23006574

By virtue of a writ of execution No. 2021-C-0306, Bank United N.A. v. Higinio Mora, owner of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 2319 South Lumber Street, Allentown, PA 18103.

Tax Assessment No. 64053947-0427-1.

Improvements thereon: Residential dwelling.

Attorneys
KML Law Group, P.C.

NO. 23006576

By virtue of a writ of execution No. 2022-C-0447, Land Home Financial Services, Inc. v. Iris I. Rivera a/k/a Iris Isabel Rivera, owner(s) of property situate in the City of Allentown,

Lehigh County, Pennsylvania, being 120 South 12th Street, Allentown, PA 18102.

Tax Assessment No. 54968855-1843-1.

Improvements thereon: Residential dwelling.

Attorneys
KML Law Group, P.C.

NO. 23006628

By virtue of a writ of execution No. 2018-C-2249, U.S. Bank Trust, N.A., as Trustee for LSRMF Mortgage Holdings II Master Participation Trust v. Joseph Michaels a/k/a Joseph R. Michaels, owner of property situate in the Borough of Emmaus, Lehigh County, Pennsylvania, being 128 Camp Street, Emmaus, PA 18049.

Tax Assessment No. 54957260-7293-1.

Improvements thereon: Single family—detached.

Attorney
Dana Marks, Esq.

NO. 23006745

By virtue of a writ of execution No. 2023-C-0002, Nationstar Mortgage LLC v. Ricky M. Paul, owner of property situate in the Borough of Emmaus, Lehigh County, Pennsylvania, being 109 South 12th Street, Emmaus, PA 18049.

Tax Assessment No. 54942234-2452-1.

Improvements thereon: Residential dwelling.

Attorney
Christopher A. DeNardo, Esq.

NO. 23006788

By virtue of a writ of execution No. 2023-C-1764, Truist Bank, Formerly Known as Branch Banking and Trust Company v. Wilfred Fernandez Go-

mez, owner of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 128 1/2 S. Saint Cloud St., Allentown, PA 18104.

Tax Assessment No. 54965732-7304-1.

Improvements thereon: Residential dwelling.

Attorneys
Brock & Scott, PLLC

NO. 23006800

By virtue of a writ of execution No. 2018-C-0497, Wells Fargo, National Association as Trustee for Option One Mortgage Loan Trust 2007-5, Asset-Backed Certificates, Series 2007-5 v. Cynthia A. Loch a/k/a Cindy Loch a/k/a Cinty Loch a/k/a Cindy Lock; Ronald E. Loch a/k/a Ronald Loch a/k/a Roanld Loch a/k/a Ronald Lock, owners of property situate in the Township of Lynn, Lehigh County, Pennsylvania, being 7753 Brobst Hill Rd., New Tripoli, PA 18066.

Tax Assessment No. 54192623-0633-1.

Improvements thereon: Residential dwelling.

Attorneys
Brock & Scott, PLLC

NO. 23006801

By virtue of a writ of execution No. 2023-C-1018, American Neighborhood Mortgage Acceptance Company, LLC v. Karla M. Ortiz-Hernandez, owner of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 7 W. Pittston St., Allentown, PA 18103.

Tax Assessment No. 64065895-4117-1.

Improvements thereon: Residential dwelling.

Attorneys
Brock & Scott, PLLC

NO. 23006824

By virtue of a writ of execution No. 2022-C-1177, Wilmington Savings Fund Society, FSB, Not Individually But Solely as Trustee for Finance of America Structured Securities Acquisition Trust 2019-HB1 v. Ahmed Zouari, owner of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 1005 N. Van Buren Street, Allentown, PA 18109.

Tax Assessment No. 64174927-9508-1.

Improvements thereon: Residential dwelling.

Attorneys
McCabe, Weisberg & Conway, LLC

NO. 23006826

By virtue of a writ of execution No. 2023-C-0162, Citizens Bank N.A., Formerly Known as RBS Citizens N.A. v. Larry E. Matson, Jr., owner of property situate in the Borough of Emmaus, Lehigh County, Pennsylvania, being 176 North Street, Emmaus, PA 18049.

Tax Assessment No. 54946724-7005-1.

Improvements thereon: Residential dwelling.

Attorneys
McCabe, Weisberg & Conway, LLC

NO. 23006827

By virtue of a writ of execution No. 2019-C-2614, Truist Bank, Formerly Known As Branch Banking and Trust Company v. Nanette Muth a/k/a Nanette M. Muth, owner(s) of property situate in the Borough of Catasauqua, Lehigh County, Pennsylvania, being 731 Front Street, Catasauqua, PA 18032.

Tax Assessment No. 54989907-0935-1.

Improvements thereon: Residential dwelling.

Attorneys
McCabe, Weisberg & Conway, LLC

NO. 23006844

By virtue of a writ of execution No. 2022-C-1611, Newrez LLC d/b/a Shellpoint Mortgage v. Ludmila B. Nechin, owner of property situate in the North Whitehall Township, Lehigh County, Pennsylvania, being 5447 Mauser Street, Laurys Station, PA 18059.

Tax Assessment No. 55814420-2227-1.

Improvements thereon: Single family dwelling.

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

NO. 23006959

By virtue of a writ of execution No. 2018-C-2780, Bayview Loan Servicing LLC v. Karen N. Alkhal and Anthony K. Alkhal, owners of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 722 N. Fountain St., Allentown, PA 18102.

Tax Assessment No. 54978335-6936-1.

Improvements thereon: Residential dwelling.

Attorney
Roger Fay, Esq.

NO. 23007045

By virtue of a writ of execution No. 2017-C-3958, Deutsche Bank National Trust Company, as Indenture Trustee, on Behalf of the Holders of the Accredited Mortgage Loan Trust 2003-1 Asset Backed Notes v. Alfred R. Deutsch a/k/a Alfred Deutsch, Alfred J. Deutsch, Jr., and the United States of America, owners of property situate in the Upper Saucon Township, Lehigh County, Pennsylvania, being 5678 Chestnut Hill Road, Coopersburg, PA 18036.

Tax Assessment No. 64132740-9717-1.

Improvements thereon: Residential dwelling.

Attorney
Roger Fay, Esq.

JOSEPH N. HANNA
Sheriff of Lehigh County, PA
David M. Backenstoe
County Solicitor

D-29; J-5, 12