

**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**

**Bechtel, Joseph G.,** dec'd.

Late of Slatington.

Executors: John M. Bechtel and Edward J. Bechtel 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.

**Corcoran, Edward K. a/k/a Edward Kenneth Corcoran,** dec'd.

Late of Lower Macungie.

Executor: Stephen Hill a/k/a Steven Hill, 4123 Dominique Lane, Florissant, MO 63034.  
Attorney: Paul T. Fabiano, J.D., LL.M., Esquire, 6943 Sunflower Lane, Macungie, PA 18062.

**Fegley, Carolyn,** dec'd.

Late of Wescosville.

Executrix: Kathy Sell c/o Sara J. Hogan, Esquire, Plunkett & Graver, PC, 615 Waterfront Drive, Suite 301, Allentown, PA 18102.

Attorneys: Sara J. Hogan, Esquire, Plunkett & Graver, PC, 615 Waterfront Drive, Suite 301, Allentown, PA 18102.

**Gallo, Rose M.,** dec'd.

Late of Allentown.

Executor: Joseph A. Gallo 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.

**Hunger, Allan D.,** dec'd.

Late of Upper Milford Township.

Executrix: Donna M. Hunger 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.

**LaPadula, Maryann S. a/k/a Maryann LaPadula,** dec'd.

Late of Allentown.

Executrix: Kathleen Ferri a/k/a Kathleen A. Ferri c/o Ford Law Office LLC, 645 W. Hamilton Street, Suite 520, Allentown, PA 18101.

Attorneys: Ford Law Office LLC, 645 W. Hamilton Street, Suite 520, Allentown, PA 18101.

**Lerch, Pauline E.,** dec'd.

Late of Coopersburg.

Trust of Pauline E. Lerch, Dated August 23, 1996.

Trustees: Ellen D. Yorgey and Gerald C. Lerch c/o Robert G. Moffett, Esquire, 125 California Road, Quakertown, PA 18951.

Attorney: Robert G. Moffett,  
Esquire, 125 California Road,  
Quakertown, PA 18951.

Attorneys, 1210 Broadcasting  
Rd., Ste. 103, Wyomissing, PA  
19610.

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**Nagle, Robert A.,** dec'd.

Late of New Tripoli.

Executors: Keith A. Nagle, Mark  
A. Nagle and Scott A. Nagle c/o  
Stephen A. Strack, Esquire,  
Steckel and Stopp, LLC, 125 S.  
Walnut Street, Suite 210, Slat-  
ington, PA 18080.

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

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**Stinner, Joyce H.,** dec'd.

Late of Upper Macungie Town-  
ship.

Co-Executors: Charles G.  
Stinner and Jeffrey R. Stinner  
c/o Norris McLaughlin, P.A.,  
515 West Hamilton Street, Ste.  
502, Allentown, PA 18101.

Attorneys: Milan D. Slak, Es-  
quire, Norris McLaughlin, P.A.,  
515 West Hamilton Street, Ste.  
502, Allentown, PA 18101.

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**Pinkham, Richard A.,** dec'd.

Late of Emmaus.

Executrix: Sebina Pinkham 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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**Stokes, Robert F.,** dec'd.

Late of South Whitehall Town-  
ship.

Administrator: Robert J. Stokes,  
5160 Hampshire Road, Center  
Valley, PA 18034.

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**Reisinger, William T.,** dec'd.

Late of Allentown.

Co-Executors: Michele A. Dor-  
shimer and John W. Reisinger  
c/o Emily A. Zettlemoyer, Es-  
quire, Zettlemoyer Law Office,  
LLP, 53 North 3rd Street, Em-  
maus, PA 18049.

Attorneys: Emily A. Zettlemoy-  
er, Esquire, Zettlemoyer Law  
Office, LLP, 53 North 3rd Street,  
Emmaus, PA 18049.

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**Strohl, Clair L., Jr. a/k/a Clair  
Lafayette Strohl, Jr.,** dec'd.

Late of Emmaus.

Co-Executrices: Clair L. Strohl,  
III and Heather A. Strohl c/o  
Joshua D. Shulman, Esquire,  
Shulman Law Office PC, 1935  
Center Street, Northampton, PA  
18067.

Attorneys: Joshua D. Shulman,  
Esquire, Shulman Law Office  
PC, 1935 Center Street, North-  
ampton, PA 18067.

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**SECOND PUBLICATION**

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**Cirotto, Lisa,** dec'd.

Late of Upper Milford Township.  
Administrator: Zachary David  
Bodnarchuk c/o Jessica R.  
Grater, Esquire, Monastra &  
Grater, LLC, 740 E. High Street,  
Pottstown, PA 19464.

Attorneys: Jessica R. Grater,  
Esquire, Monastra & Grater,  
LLC, 740 E. High Street, Potts-  
town, PA 19464.

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**Rommel, Shirley A. a/k/a Shir-  
ley Ann Rommel,** dec'd.

Late of 1925 W. Turner Street,  
Allentown.

Executrix: Patricia L. Bertsch,  
5138 Shawnee Blvd., Schnecks-  
ville, PA 18078.

Attorneys: Robert R. Kreitz,  
Esquire, Kreitz Gallen-Schutt

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

Late of 429 S. St. George Street,  
Allentown.

Personal Representative: Molly  
Kathleen Nicolasa Craig 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.

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**Glick, Gary David a/k/a Gary D.  
Glick,** dec'd.

Late of Whitehall.

Administratrix: Tracy A. Glick,  
3255 Water St., Whitehall, PA  
18052.

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**Greenawald, Arlene H.,** dec'd.

Late of Whitehall.

Administratrices: Dianne A.  
Challingsworth and Peggy E.  
Behney c/o The Roth Law Firm,  
P.O. Box 4355, Allentown, PA  
18105.

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

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**Heintzelman, Bonnie,** dec'd.

Late of Allentown.

Administrator: Aaron Paul  
Heintzelman c/o Tara A. Eckels,  
Esq., 4510 Bath Pike, Ste. 201,  
Bethlehem, PA 18017.

Attorney: Tara A. Eckels, Esq.,  
4510 Bath Pike, Ste. 201, Beth-  
lehem, PA 18017.

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**Jamies, Edgar Y. Guadarrama,**  
dec'd.

Late of the Borough of Center  
Valley.

Administratrix: Lindsey Fran-  
ces Guadarrama c/o David W.  
Crosson, Esq., Crosson &

Richetti, LLC, 609 W. Hamilton  
St., Suite 301, Allentown, PA  
18101.

Attorneys: David W. Crosson,  
Esq., Crosson & Richetti, LLC,  
609 W. Hamilton St., Suite 301,  
Allentown, PA 18101.

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**Kleppinger, Kenneth Lloyd, II,**  
dec'd.

Late of Allentown.

Administrator: Thomas Allen  
Kleppinger, 5952 Valley View,  
Slatington, PA 18080.

Attorney: Marc Kranson, Es-  
quire, 523 Walnut Street, Al-  
lentown, PA 18101.

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**Kulp, Linnie Margaret a/k/a Lin-  
nie Kulp,** dec'd.

Late of the Borough of Slating-  
ton.

Executrix: Linnie M. Remes  
a/k/a Linnie Remes c/o David  
B. Shulman, Esquire, Shulman  
Law Office PC, 419 Delaware  
Avenue, P.O. Box 157, Palmer-  
ton, 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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**Logio, James P. a/k/a James  
Peter Logio,** dec'd.

Late of Macungie.

Executrix: Cassandra C. Logio  
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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**Monahan, Patricia A.,** dec'd.

Late of Upper Macungie Town-  
ship.

Executor: Scott G. Monahan 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.

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**Niedermeyer, Walter H.,** dec'd.

Late of Slatington.

Executor: Walter J. Niedermeyer c/o Prokup & Swartz, 7736 Main Street, Fogelsville, PA 18051-1616.

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

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**Peters, Joseph T., Sr. a/k/a Joseph Thomas Peters, Sr.,** dec'd.

Late of Schnecksville.

Executrix: Melissa Dawn Sabbar.

Attorneys: Gladys E. Wiles, Esquire, Snyder & Wiles, P.C., 7731 Main Street, Fogelsville, PA 18051, (610) 391-9500.

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

Late of Northampton, Northampton County.

Executrix: Deborah S. Mertz c/o Joshua D. Shulman, Esquire, Shulman Law Office PC, 1935 Center Street, Northampton, PA 18067.

Attorneys: Joshua D. Shulman, Esquire, Shulman Law Office PC, 1935 Center Street, Northampton, PA 18067.

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**Urban, Richard J.,** dec'd.

Late of Macungie.

Executrices: Kathleen Barnett and Christine Krauss 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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**Vollman, Gregory Lee a/k/a Gregory L. Vollman,** dec'd.

Late of Lower Macungie Township.

Executrix: Valerie Wood 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.

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**Weinperl, Marion a/k/a Marion Mari,** dec'd.

Late of Salisbury Township.

Executrix: Shari Pilon 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.

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**Whittaker, Kathleen Marie a/k/a Kathleen M. Whittaker,** dec'd.

Late of S. Whitehall Township.

Executors: Sally Whittaker-Kahan and Scott Whittaker c/o Joshua T. Knafo, Esq., 2400 Schoenersville Road, Bethlehem, PA 18017.

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

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**Yost, Mary Therese a/k/a Mary Therese Helen Yost,** dec'd.

Late of Lower Milford Township.

Executor: Robert M. Yost, III 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.

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**Zimmerman, Grace A.,** dec'd.

Late of Upper Macungie Township.

Executor: Keith Alfred Zimmerman and Keith A. Zimmerman 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**

**Arroyo, Michelle,** dec'd.

Late of Salisbury Township.

Executrix: Jannet Lopez-Rivera, 1621 Rader Ave., Bethlehem, PA 18015.

Attorney: Wendy J. Ashby, Esquire, 314 West Broad Street, Suite 118, Quakertown, PA 18951.

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**Blauvelt, Collista A. a/k/a Colista Blauvelt,** dec'd.

Late of Upper Saucon Twp.

Executrix: Barbara Bozzone c/o Kristen L. Beherns, Esq., 1500 Market St., #3500E, Philadelphia, PA 19102.

Attorneys: Kristen L. Beherns, Esquire, Dilworth Paxson LLP, 1500 Market St., #3500E, Philadelphia, PA 19102.

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**Breslin, Albena M. a/k/a Albena Marie Breslin,** dec'd.

Late of Whitehall Township.

Executrix: Kathleen Breslin Foulkrod, 407 Central Ave., Cheltenham, PA 19012.

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**Brey, Edward G.,** dec'd.

Late of Allentown City.

Executor: Nicholas J. Ampietro c/o John N. Schaeffer, Esq., 60 E. Court St., Doylestown, PA 18901.

Attorneys: John N. Schaeffer, Esquire, Eastburn and Gray, PC, 60 E. Court St., Doylestown, PA 18901.

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**Crilley, Carolyn B.,** dec'd.

Late of Allentown.

Executor: David J. Crilley 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.

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**Gilman, Renee I.,** dec'd.

Late of Whitehall Township.

Co-Administrators: Jacqueline Renee Kane and Harrison G. Kane c/o Daniel G. Dougherty, Esq., 881 3rd St., B-3, Whitehall, PA 18052.

Attorney: Daniel G. Dougherty, Esq., 881 3rd St., B-3, Whitehall, PA 18052.

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**Horvath, Robert W.,** dec'd.

Late of Lower Macungie Twp.

Executors: Eric Horvath and Michael Horvath c/o Edward H. Butz, Esq., 1620 Pond Rd., #200, Allentown, PA 18104.

Attorneys: Edward H. Butz, Esquire, Lesavoy Butz & Seitz, 1620 Pond Rd., #200, Allentown, PA 18104.

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**Kocis, Sally A.,** dec'd.

Late of Coplay.

Executrix: Cherise D. Kocis 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.

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**Manwiller, Paul C.,** dec'd.

Late of Upper Macungie Township.

Revocable Trust of Paul C. Manwiller, dated August 8, 2003.

Settlor: Paul C. Manwiller.

Trustee: Karen L. Hangey 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.

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**Perry, Shirley a/k/a Shirley A. Perry a/k/a Shirley S. Perry,** dec'd.

Late of Lower Macungie Township.

Executor: Chris D. Perry, 3195 Olympic Drive, Emmaus, PA 18049.

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**Sentiwany, Joseph J., Jr.,** dec'd.

Late of Whitehall Township.

Executor: Vincent Munjone c/o Daniel G. Dougherty, Esq., 881 3rd St., B-3, Whitehall, PA 18052.

Attorney: Daniel G. Dougherty, Esq., 881 3rd St., B-3, Whitehall, PA 18052.

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**Sissick, Theresa a/k/a Theresa Letkowski a/k/a Theresa Truby,** dec'd.

Late of Allentown.

Administratrix: Jennifer A. Truby, 632 Schley Ave., Alpha, NJ 08865.

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**Tobash, Dennis G.,** dec'd.

Late of Lowhill Township.

Administratrix: Lisa A. Tobash c/o Prokup & Swartz, 7736 Main Street, Fogelsville, PA 18051-1616.

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

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**Weinman, Gretchen A.,** dec'd.

Late of Lower Macungie Twp.

The Gretchen A. Weinman Irrevocable Trust.

Trustee: Michael A. Weinman c/o Edward H. Butz, Esq., 1620 Pond Rd., #200, Allentown, PA 18104.

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

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**Wyant, Marcella A.,** dec'd.

Late of Allentown.

Co-Administrators: Kathleen L. Smith and Laraine D. Thompson 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.

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**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: **HOMEGROWN CANNABIS STORE & CAFE** with its principal place of business at: 436 Northampton Street, Easton, Pennsylvania 18042.

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LEHIGH LAW JOURNAL

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The names and addresses of the persons owning or interested in said business are: Nicholas Martens, 232 Pebble Ln., Stroudsburg, Pennsylvania 18360 and Clifford Smith, 2109 Huntington Lane, Easton, PA 18040.

The certificate will be filed on or after July 13, 2024.

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NOTICE

Court of Common Pleas  
Lehigh County, Pennsylvania  
Civil Division—Law

No. 2024-C-1100

BOROUGH OF EMMAUS and  
EAST PENN NEIGHBORS  
HELPING NEIGHBORS

Plaintiffs

v.

PATRICE VALENTINO

Defendant

TO: Defendant—Patrice Valentino

BY ORDER DATED JULY 8, 2024, THE LEHIGH COUNTY COURT OF COMMON PLEAS ENTERED AN ORDER AUTHORIZING THE BOROUGH OF EMMAUS AND EAST PENN NEIGHBORS HELPING NEIGHBORS TO SERVE ITS COMPLAINT BY PUBLICATION.

You are hereby notified that on April 10, 2024, Plaintiffs, Borough of Emmaus and East Penn Neighbors Helping Neighbors, filed a Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Lehigh County, Pennsylvania, docketed to No. 2024-C-1100 wherein the Plaintiffs seeks to discharge, cancel, and satisfy the Lease and reclaim possession of the Property located at 151 East Minor Street, Emmaus, Lehigh County, Pennsylvania, 18049 (the “Property”), and extinguish any and all right, title or interest in the Property held by Defendant Patrice Valentino, any and all unknown successors and assigns of Patrice Valentino, and any and all persons, firms, entities, or associates claiming any right, title, or interest from, by, under or through Patrice Valentino relating to the Property. Plaintiffs, via the Complaint, also

seek a Court Order granting any and all additional relief that is just, appropriate, and necessary to reclaim exclusive possession of the Property.

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ABANDON VEHICLE

2024-C-1648

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

DODGE CHARGER, 2009, VIN# 2B3LA53T09H576940.

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

The court date is scheduled for: August 19, 2024, 9:30 A.M., Courtroom 1A, Judge Zachary Cohen, Lehigh County Courthouse, 455 West Hamilton Street, Allentown, PA 18101.

PLEASE NOTE THAT THE SCHEDULING NOTICE HAS A SCHEDULING NOTICE OF THE HISTORIC LEHIGH COUNTY COURTHOUSE, 501 WEST HAMILTON STREET, ALLENTOWN, PA 18101.

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ABANDON VEHICLE

2024-C-1649

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

GMC TERRAIN, 2013, VIN# 2GK-FLVEK8D6308222.

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

The court date is scheduled for: August 19, 2024, 9:30 A.M., Courtroom 1A, Judge Zachary Cohen, Lehigh County Courthouse, 455 West Hamilton Street, Allentown, PA 18101.

\*According to the schedule notice this hearing is at the Historic Lehigh County Courthouse, 501 West Hamilton Street, Allentown, PA 18102.

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LEHIGH LAW JOURNAL

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NOTICE

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

No. 2024-C-1194

SANTANDER BANK, N.A.  
Plaintiff

v.

JEFFREY A. WOLFE  
Defendant(s)

NOTICE TO: Jeffrey A. Wolfe

You are hereby notified on that on April 17, 2024, Plaintiff, SANTANDER BANK, N.A. filed a Complaint against you in the Court of Common Pleas of LEHIGH County, Pennsylvania, Docket No. 2024-C-1194, wherein Plaintiff seeks to enforce its rights under its loan documents.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE 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 INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lehigh County Lawyer  
Referral Service  
1114 W. Walnut St.  
Allentown, PA 18102  
(610) 433-7094  
BROCK & SCOTT, PLLC  
Attorneys for Plaintiff  
(844) 856-6646

NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE

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

No. 2024-C-1161

WELLS FARGO BANK, N.A.  
Plaintiff

vs.

Ricardo N. White, as believed Heir and/or Administrator to the Estate of Ricardo N. White; Unknown Heirs, and/or Administrators to the Estate of Ricardo N. White  
Defendants

TO: Ricardo N. White, as believed Heir and/or Administrator to the Estate of Ricardo N. White; Unknown Heirs, and/or Administrators to the Estate of Ricardo N. White

You are hereby notified that Plaintiff, Wells Fargo Bank, N.A., filed an Action in Mortgage Foreclosure endorsed with a Notice to Defend, in the Court of Common Pleas of Lehigh County, Pennsylvania, docketed to No. 2024-C-1161, seeking to foreclose the mortgage secured by the real estate located at 842 South 10th Street, Allentown, PA 18103.

A copy of the Action in Mortgage Foreclosure will be sent to you upon request to the Attorney for the Plaintiff, Manley Deas Kochalski LLC, P.O. Box 165028, Columbus, OH 43216-5028. Phone (614) 220-5611.

You have been sued in court. If you wish to defend against the claims in this notice, you must take action within twenty (20) days after this publication, 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.

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YOU SHOULD TAKE THIS NOTICE 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 TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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

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PUBLIC NOTICE

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Court of Common Pleas  
of Lehigh County  
Thirty-First Judicial District  
Commonwealth of Pennsylvania

No. 2023-C-2609

Haven Ridge  
Condominium Association  
vs.

Nicholas P. Satkovich

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NOTICE TO DEFEND

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TO: Nicholas P. Satkovich

The Plaintiff, Haven Ridge Condominium Association has commenced a civil action against you for Homeowners Association Fees. The Court has authorized service of the Complaint upon you by publication.

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 this 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 INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

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AVISO

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Le han demandado a usted en la corte. Si usted quiere defenderse de estas demandas expuestas en las paginas siguientes, usted tiene veinte (20) dias de plazo al partir de la fecha de la demanda y la notificacion. Hace falta asentar una comparencia escrita sus defensas o sus objeciones a las demandas en contra de su persona. Sea avisado que si usted no se defiende, la corte tomara medidas y puede continuar la demanda en contra suya sin previo aviso o notificacion. Ademias, la corte puede decidir a favor del demandante y requiere que usted cumpla con todas las provisiones de esta demanda. Usted puede perder dinero o sus propiedades u otros derechos importantes para usted. LLEVE ESTA DEMANDA A UN ABOGADO INMEDIATAMENTE. SI NO TIENE ABOGADO OSI NO TIENE EL DINERO SUFICIENTE DE PAGAR TAL SERVICIO. VAYA EN PERSONA O LLAME POR TELEFONO A LA OFICINA CUYA DIRECCION SE ENCUENTRA ESCRITA ABAJO PARA A VERIGUAR DONDE SE PUEDE CONSEGUIR ASISTENCIA LEGAL.

Lawyer Referral Service  
1114 W. Walnut St.  
Allentown, PA 18102  
(610) 433-7094  
Fax: (610) 770-9826

EDWARD HOFFMAN, JR., ESQ.  
Attorney Identification No. 88242  
HOFFMAN LAW, LLC  
Attorneys for Plaintiff  
P.O. Box 609  
Montgomeryville, PA 18936

Ju-26

LEHIGH LAW JOURNAL

CHANGE OF NAME NOTICE

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

No. 2024-C-2266

NOTICE IS HEREBY GIVEN that on July 11, 2024, the Petition of Kristina Verna has been filed in the above named Court, praying for a Decree to change the name of minor child from Mia Kristina See Eun Verna to Ian Richard Lee Verna.

The Court has fixed Friday, September 27, 2024 at 9:30 A.M. in Courtroom No. 5C, 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.

Ju-26

NOTICE OF PETITION OF PRIVATE  
DETECTIVE AGENCY LICENSE

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

Docket No.  
CP-39-MD-0001490-2024

IN RE: APPLICATION OF ADP  
SCREENING AND SELECTION  
SERVICES, INC

TO: ALL INTERESTED PARTIES

TAKE NOTICE that a petition has been presented to the Court of Common Pleas of Lehigh County, Criminal Division, in the above captioned matter by Wesley J. Morley, for the approval of a Private Detective Agency License, and the court fixed September 9, 2024 at 1:30 p.m. in Courtroom No. 2D of the Lehigh County Courthouse, Allentown, PA as the time and place to appear and show cause, if any you have, why said petition should not be granted. This

court date will be rescheduled at a later date after this notice has been posted for the required two weeks.

Ju-19, 26

NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE

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

No. 2024-C-0251

Wells Fargo Bank, N.A.

Plaintiff

vs.

Priscilla Acosta, solely in capacity as heir of George Velez a/k/a Jorge Velez, Deceased and Maria Suncar a/k/a Maria M. Suncar, Deceased Lenin Suncar, solely in capacity as heir of George Velez a/k/a Jorge Velez, Deceased and Maria Suncar a/k/a Maria M. Suncar, Deceased Aimee Almonte, solely in capacity as heir of George Velez a/k/a Jorge Velez, Deceased and Maria Suncar a/k/a Maria M. Suncar, Deceased Jessica Rodriguez, solely in capacity as heir of George Velez a/k/a Jorge Velez, Deceased Jose Velez, solely in capacity as heir of George Velez a/k/a Jorge Velez, Deceased Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under George Velez a/k/a Jorge Velez, Deceased Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Maria Suncar a/k/a Maria M. Suncar, Deceased

Defendants

NOTICE

TO: Jessica Rodriguez, solely in capacity as heir of George Velez a/k/a Jorge Velez, Deceased & Jose Velez, solely in capacity as heir of George Velez a/k/a Jorge Velez, Deceased

You are hereby notified that on January 26, 2024, Plaintiff, Wells Fargo Bank, N.A. filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Lehigh County, Pennsylvania, docket to TERM, No. 2024-C-0251. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 936 West Liberty Street, Allentown, PA 18102 whereupon your property would be sold by the Sheriff of Lehigh County.

You are hereby notified to plead to the above referenced Complaint on or before 20 day from the date of this publication or a Judgment will be entered against you.

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NOTICE

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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 this Complaint and notice are served, by entering a written ap-

pearance 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 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 NOTICE 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 TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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

POWERS KIRN, LLC  
8 Neshaminy Interplex  
Suite 215  
Trevose, PA 19053  
(215) 942-2090

Ju-26

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

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

**Friday, August 23, 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 re-  
quired, 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 accor-  
dance with the Schedule unless ex-  
ceptions are filed thereto within ten  
(10) days thereafter.

On sales where the filing of a  
Schedule of Distribution is not re-  
quired, 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.

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**NO. 24002833**

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By virtue of a writ of execution No.  
2023-C-2359, TGL Investments, LLC  
v. Edward Guerrero, owner of prop-  
erty situate in the City of Allentown,  
Lehigh County, Pennsylvania, being  
539 North Jordan Street, Allentown,  
PA 18102.

Tax Assessment No. 64072400-  
5950-1.

Improvements thereon: Residen-  
tial dwelling.

Attorney  
Samantha Gable, Esq.

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**NO. 24003076**

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By virtue of a writ of execution No.  
2023-C-3044, Farshid Shekari v.  
Wael Bchara, owner of property situ-  
ate in the City of Allentown, Lehigh  
County, Pennsylvania, being 230  
West Liberty Street, Allentown, PA  
18102.

Tax Assessment No. 64073400-  
8261-1.

Improvements thereon: Single  
family—row.

Attorney  
Victor E. Scomillio, Esq.

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**NO. 24003258**

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By virtue of a writ of execution No.  
2023-C-1935, Wells Fargo Bank, N.A.  
v. Brian Dunton, in His Capacity as  
Heir of Paul D. Dunton, Deceased;  
Victoria Dittrich, in Her Capacity as  
Heir of Paul D. Dunton, Deceased;  
Jean R. Glass a/k/a Jean R. Dunton,  
Individually and in Her Capacity as  
Heir of Paul D. Dunton, Deceased;  
Unknown Heirs, Successors, As-  
signs, and All Persons, Firms, or  
Associations Claiming Right, Title or  
Interest From or Under Paul D. Dun-  
ton, Deceased, owners of property  
situate in the City of Allentown, Le-  
high County, Pennsylvania, being  
663 Dixon Street, Allentown, PA  
18103.

Tax Assessment No. 64064207-  
2191-1.

Improvements thereon: Residen-  
tial dwelling.

Attorneys  
Brock & Scott, PLLC

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**NO. 24003259**

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By virtue of a writ of execution No.  
2023-C-3115, Wells Fargo Bank, N.A.  
v. Timothy M. Seip; Christine Seip;  
the United States of America, Depart-  
ment of Treasury, Internal Revenue  
Service, owners of property situate in

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LEHIGH LAW JOURNAL

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the Borough of Catasauqua, Lehigh County, Pennsylvania, being 625 Saint John Street, Catasauqua, PA 18032.

Tax Assessment No. 64091190-1966-1.

Improvements thereon: Single family dwelling.

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

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**NO. 24003262**

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By virtue of a writ of execution No. 2024-C-0409, Wells Fargo Bank, N.A. v. Lance Mueller; Jessica Mueller, owners of property situate in the Upper Macungie Township, Lehigh County, Pennsylvania, being 9345 Merlot Circle, Breinigsville, PA 18031.

Tax Assessment No. 54543866-2835-1.

Improvements thereon: Single family dwelling.

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

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**NO. 24003445**

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By virtue of a writ of execution No. 2021-ML-0499, Allentown School District v. Schaffertown, L.L.C., owner of property situate in the City

of Allentown, Lehigh County, Pennsylvania, being 2403 Weiss Court, Allentown, PA 18102.

Tax Assessment No. 64051740-0381-1.

Improvements thereon: Residential.

Attorneys  
Portnoff Law Associates, Ltd.

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**NO. 24003466**

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By virtue of a writ of execution No. 2023-C-3183, U.S. Bank Trust, National Association, Not in Its Individual Capacity But Solely as Owner Trustee for GS Mortgage-Backed Securities Trust 2022-RPL2 v. Michael L. Hein and Donna M. Hein, owner(s) of property situate in the Upper Macunige Township, Lehigh County, Pennsylvania, being 7613 Hamilton Blvd., Trexlertown, PA 18087.

Tax Assessment No. 54644959-4414-1.

Improvements thereon: Single family—detached.

Attorney  
Robert P. Wendt, Esq.  
JOSEPH N. HANNA  
Sheriff of Lehigh County, PA  
David M. Backenstoe  
County Solicitor

Ju-26; Au-2, 9