

# Lehigh Law Journal

(USPS 309560)

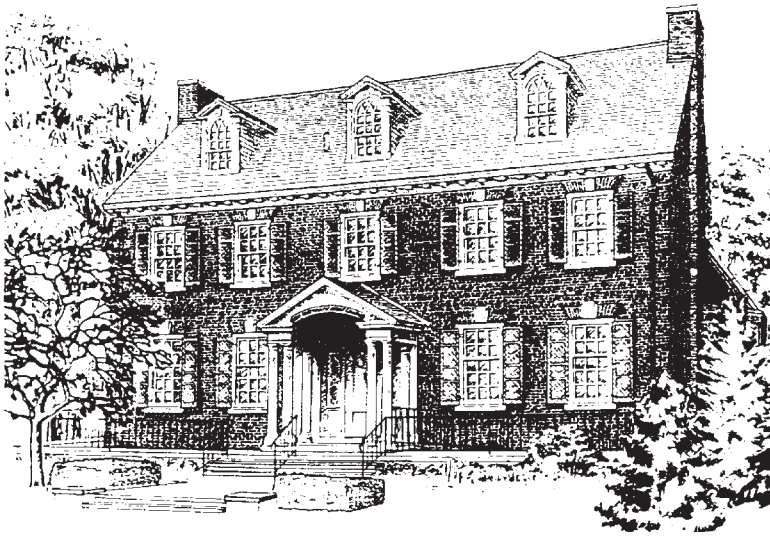
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Vol. LVI

Allentown, PA Friday, August 28, 2015

No. 61

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LEHIGH LAW JOURNAL  
(USPS 309560)

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Printed at 206 S. Keystone Ave., Sayre PA 18840  
Periodical postage paid at Allentown, PA 18102 and  
at additional mailing offices.

POSTMASTER: Send address changes to The Lehigh Law Journal, 1114 W. Walnut St., Allentown, PA 18102.
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8-14, 21, 28

NICHOLAS WEINRICH, PLAINTIFF vs. LEHIGH VALLEY GRAND PRIX INC, INCORRECTLY IDENTIFIED AS LEHIGH VALLEY GRAND PRIX LLC, DEFENDANT

*Summary Judgment—Genuine Issue of Material Fact—Contracts—Release of Liability—Essential Term of Agreement—Duration of Contract—“Reasonable Amount of Time”—Premises Liability—Invitee—Known or Obvious Dangers—Duty to Protect Invitees of Amusement Facilities—Constructive Notice of Dangerous Condition.*

1. In personal injury action brought by customer against go-kart track owner based on injury caused by a protruding piece of plastic on the track, summary judgment on the basis Plaintiff signed a release of liability was inappropriate because a genuine issue of material fact existed as to whether the release, signed six months prior to the accident, remained in effect at the time of the accident.

2. Summary judgment in favor of go-kart track owner on premises liability theory was inappropriate because a genuine issue of material fact existed as to whether Defendant had constructive notice of the dangerous condition.

In the Court of Common Pleas of Lehigh County, Pennsylvania—Civil Division. File No. 2014-C-0226. Nicholas Weinrich, Plaintiff vs. Lehigh Valley Grand Prix Inc, Incorrectly Identified As Lehigh Valley Grand Prix LLC, Defendant.

ROBERT G. BAUER, ESQUIRE, on behalf of the Plaintiff.

IAN T. BAXTER, ESQUIRE, on behalf of the Defendant.

MEMORANDUM OPINION

REICHLEY, J., August 14, 2015. Lehigh Valley Grand Prix, Inc., Defendant, owns and operates a go-kart track located at 649 South 10th Street, Allentown, Lehigh County, Pennsylvania. Nicholas Weinrich, Plaintiff, filed the instant action alleging he was injured while patronizing the facility. On May 19, 2015, Defendant filed a Motion for Summary Judgment. For the reasons set forth herein, Defendant’s motion is denied.

FACTUAL AND PROCEDURAL HISTORY

According to the Complaint, on June 4, 2012 at approximately 8:15 p.m., Plaintiff was operating a go-kart on Defendant’s track during which time a piece of the plastic covering the guard-

rail broke and was sticking out toward the track. As Plaintiff drove around the track, the plastic caught his go-kart's bumper causing it to snap into his left leg. Plaintiff sustained a laceration on his leg less than two inches wide.

During depositions, Plaintiff testified that six months prior to the incident, he patronized Defendant's facility without issue. On the date in question, Plaintiff completed two laps and did not notice the plastic covering jutting out. On his third lap, Plaintiff came around the adjacent turn and maintained momentum. He was near the wall, and the piece of the plastic guard was hanging out, bent toward him. He heard a loud snap, and subsequently felt pain in his calf.

Deposition testimony from Defendant's staff indicated that the protrusion onto the track was common enough that employees were trained on how to repair it. Defendant's owner conceded that it was possible for the plastic piece on the wall to snap and protrude onto the track.

Six months before the incident in question, on December 4, 2011, Plaintiff patronized Defendant's establishment. At that time he was required to execute a waiver in order to participate in the race. When he returned in June of 2012, he was not presented with his original waiver, nor was he asked to execute a second one. Testimony from Michael Achey, the manager of Defendant's establishment, indicated that repeat customers are not asked to re-execute the waiver. (N.T. Deposition of Michael P. Achey, February 25, 2015 at 45.) Mr. Achey acknowledged that while he has indicated to some repeat customers that they did not need to execute another waiver because one was already on file, he did not say that to every repeat customer. (*Id.* at 45-46.)

Plaintiff filed his Complaint on April 4, 2014. Defendant filed its Answer on April 29, 2014. On May 19, 2015, Defendant filed the instant Motion for Summary Judgment. Plaintiff filed his response on June 19, 2015. Defendant filed a sur-reply brief on August 6, 2015. The Court heard oral argument on August 12, 2015, after which time the matter was taken under advisement.

This Opinion follows.

## DISCUSSION

The standard of review for a motion seeking summary judgment is as follows:

A trial court properly enters summary judgment if ‘there is no genuine issue of any material fact as to a necessary element of the cause of action.’ Pa.R.C.P. 1035.2(1). The moving party’s right to summary judgment has to be clear and free from doubt after examination of the record in a light most favorable to the non-moving party and resolution of all doubts as to the existence of a genuine issue of material fact against the moving party.

*Liss & Marion, P.C. v. Recordex Acquisition Corp.*, 603 Pa. 198, 207-208, 983 A.2d 652, 657 (2009).

Defendant seeks summary judgment on two grounds. First, Defendant argues that Plaintiff executed a voluntary waiver which bars his recovery. Second, Defendant argues that even if the release were not binding and valid, as a landowner, Defendant cannot be held liable under these circumstances under a premises liability theory.

In Pennsylvania, exculpatory agreements must be strictly construed. *Employers Liability Assurance Corporation v. Greenville Business Men’s Association*, 423 Pa. 288, 292, 224 A.2d 620, 623 (1966). Releases from liability are disfavored as a matter of public policy, but are nonetheless “valid where three conditions are met. First, the clause must not contravene public policy. Secondly, the contract must be between persons relating entirely to their own private affairs and thirdly, each party must be a free bargaining agent to the agreement so that the contract is not one of adhesion.” *Chepkevich v. Hidden Valley Resort, L.P.*, 607 Pa. 1, 26, 2 A.3d 1174, 1189 (2010) (quoting *Topp Copy Products, Inc. v. Singletary*, 626 A.2d 98, 99 (Pa. 1993)).

The courts of Pennsylvania have traditionally determined the effect of a release using the ordinary meaning of its language *and* interpreted the release as covering only such matters as can fairly be said to have been within the contemplation of the parties when the release was given. ... Moreover,

releases are strictly construed so as not to bar the enforcement of a claim that had not accrued at the date of the execution of the release. ...

Fortney v. Callenberger, 801 A.2d 594, 597 (Pa. Super. 2002) (citations and internal quotation marks omitted) (emphasis in original).

In the context of recreational activities, releases generally function as a bar to liability because the party executing the release is free to choose whether or not he or she wants to participate in the activity. Tayar v. Camelback Ski Corporation, Inc., 616 Pa. 385, 396, 47 A.3d 1190, 1197 (2012). Such releases do not contravene public policy. *Id.* However, where the injury was caused by recklessness or gross negligence, enforcement of the release would contravene public policy and the releases are thereby rendered void under those circumstances. *Id.*

The relevant language of the release in question provides:

IN CONSIDERATION of being permitted to compete, officiate, observe, work, or participate in the EVENT(s), use the equipment, premises, facilities and/or services of Lehigh Valley Grand Prix, LLC., [the undersigned agrees to the release terms] ...

Plaintiff argues that the waiver was no longer valid on the date in question because he executed it six months prior to the date of the accident. In support of this argument, Plaintiff does not cite any case law from Pennsylvania or any federal authority interpreting Pennsylvania law on this matter. The sole case upon which Plaintiff relies is a Florida case, Cain v. Banka, 932 So. 2d 575 (Fla. 5th DCA 2006), which held a release unenforceable because the release contained no express language advising the plaintiff that it covered every future visit to a motocross track.

There are not any Pennsylvania cases reflecting the Florida court's holding. Federal cases interpreting Pennsylvania law merely look at the language of the release to gauge its degree of applicability. See Savarese v. Camelback Ski Corp., 417 F. Supp. 2d 663, 667 (M.D. Pa. 2005) (applying Pennsylvania law, language on the back of a ski lift ticket constituted a valid exculpatory agreement once the plaintiff purchased the ticket).



The salient issue in evaluating the instant waiver is that the language on the form neither limits the time for its applicability nor specifies the event or occasion to which it applies. When asked about the release's duration during oral argument, Defendant's counsel maintained that the waiver would be effective forever without limitation.

"As a general rule, releases encompass only such matters as may fairly be said to have been within the contemplation of the parties when the release was given." *Farrell v. Lechmanik, Inc.*, 417 Pa. Superior Ct. 172, 175, 611 A.2d 1322, 1323 (1992). "[I]t is axiomatic that releases are construed in accordance with traditional principles of contract law, fundamental to which is the directive that the effect of a release must be determined from the ordinary meaning of its language." *Maloney v. Valley Medical Facilities, Inc.*, 946 A.2d 702, 706 (Pa. Super. 2008) (internal quotation marks and citations omitted). Under contract principles, where a contract is silent as to the time for performance, courts must infer that the parties intended that performance occur within a reasonable amount of time. *Cashdollar v. Mercy Hospital of Pittsburgh*, 406 Pa. Superior Ct. 606, 619, 595 A.2d 70, 76 (1991) ("When the exact period for which the parties intended to contract cannot be ascertained, the agreement is not vitiated; rather, an agreement for a 'reasonable time' will be inferred.").

In construing a contract, courts must adopt "an interpretation which under all circumstances ascribes the most reasonable, probable, and natural conduct of the parties, bearing in mind the objects manifestly to be accomplished." *Metzger v. Clifford Realty Corp.*, 327 Pa. Superior Ct. 377, 385, 476 A.2d 1, 5 (1984) (citation omitted). "If an essential term is left out of the agreement, the law will not invalidate the contract but will include a reasonable term." *Stephan v. Waldron Electric Heating and Cooling LLC*, 100 A.3d 660, 668 (Pa. Super. 2014) (quoting *RegScan, Inc. v. Con-Way Transp. Services, Inc.*, 875 A.2d 332 (Pa. Super. 2005)).

In this case, the release Plaintiff executed is silent as to duration. Based on the foregoing case law, the Court determines that this is an essential term which is left out of the agreement.

Therefore, a reasonable term is to be imposed instead of invalidating the release as a whole. *Id.* Because contract principles

further dictate that contractual duration is presumed to be for a reasonable amount of time in the absence of a specified time for performance, Metzger, *supra*, the parties' release must therefore be deemed to apply for a reasonable period of time. What constitutes a reasonable time, however, is generally a question of fact to be resolved by the fact-finder. See, *e.g.*, *Yates v. Clifford Motors, Inc.*, 283 Pa. Superior Ct. 293, 305, 423 A.2d 1262, 1268 (1980) (in the Uniform Commercial Code context, whether goods were rejected within a reasonable amount of time where contract was silent as to time for rejection was question of fact for jury).

Consequently, Defendant's argument in support of summary judgment based on the existence of a release must be denied. Summary judgment is only appropriate where there is no genuine issue of material fact. Whether six months following the execution of a release for a recreational activity constitutes a reasonable amount of time is a question more appropriately posed to a finder of fact. The reasonableness of the duration in question is therefore a genuine issue of material fact and summary judgment is inappropriate.

Defendant also argued in its motion that even if the release was not binding and valid, as a landowner, Defendant cannot be held liable under these circumstances under a premises liability theory. Plaintiff in this case was an invitee for premises liability purposes. An invitee is someone who is "invited to enter or remain on land as a member of the public for a purpose for which the land is held open to the public." Restatement (Second) of Torts §332 (1965).

As a general rule, possessors of land are not liable to invitees for physical harm caused to them by activities or conditions on the land whose danger is known or obvious to them unless the possessor should anticipate the harm despite such knowledge or obviousness. Restatement (Second) of Torts, §343A. A danger is deemed to be "obvious" when "both the condition and the risk are apparent to and would be recognized by a reasonable man, in the position of the visitor, exercising normal perception, intelligence, and judgment." *Carrender v. Fitterer*, 503 Pa. 178, 185, 469 A.2d 120, 123-24 (1983) (citation omitted). "For a danger to be 'known,'

it must ‘not only be known to exist, but ... also be recognized that it is dangerous and the probability and gravity of the threatened harm must be appreciated.’” *Id.* at 185, 469 A.2d at 124.

Nonetheless, the question of whether conditions on land were in fact open and obvious is generally a question of fact for a jury to decide. *Id.* at 185-86, 469 A.2d at 124. It may be decided by a court where reasonable minds could not differ as to the conclusion. *Id.* at 186, 469 A.2d at 124; see also, *Long v. Manzo*, 452 Pa. Superior Ct. 451, 457, 682 A.2d 370, 373 (1996) (citation omitted) (issues of plaintiff’s knowledge of condition creating unreasonable risk of harm usually for jury to decide, but may be decided by court where reasonable minds could not differ).

In the context of amusement facilities, Pennsylvania courts have held that there is no duty to protect participants against the typical risks attendant to those activities. See *Berman v. Radnor Rolls, Inc.*, 374 Pa. Superior Ct. 118, 542 A.2d 525 (1988) (roller rink has no obligation to protect patrons from falling down or being bumped by other skaters). A duty arises only where the risks at play are atypical. See *id.* (liability found where accident attributable to a condition unique to defendant skating rink, *i.e.*, a 60-foot wide opening in the rink and a 6” drop-off on its side).

With respect to the requirement for notice, Plaintiff argued that Defendant’s employees’ depositions demonstrate an acute awareness that the sort of dangerous condition at issue—the broken plastic piece protruding into the racetrack—was something for which they were trained. While the record is devoid of evidence supporting actual notice, Plaintiff argued Defendant had constructive notice.

Neither the witnesses who were deposed nor Plaintiff testified that the plastic was protruding into the track for an extended period of time. The testimony at the depositions indicated that there are three scheduled inspections of the racetrack per day: morning, noon and night. None of those inspections revealed the dangerous condition. There is also a visual inspection of the track in between each race according to the testimony offered by Michael McCreary, Defendant’s owner. Defendant’s employees, Michael Achey (manager) and Corey Dewalt (track marshal) conceded that it was possible that the protruding plastic could have been missed.

Summary judgment would not be appropriate on these grounds because there are factual issues regarding constructive notice and whether there were appropriate steps undertaken by Defendant. Testimony before a fact-finder is necessary to assess whether and to what extent the employees were aware in advance of the existence of the dangerous condition. These are all factual questions to be resolved by a fact-finder.

#### CONCLUSION

Because there is an outstanding factual issue concerning whether six months after execution of the subject release is a reasonable period of time for the release to remain in effect, Defendant's Motion for Summary Judgment on the ground of the release must fail. Further, there are outstanding factual questions concerning constructive notice which render summary judgment inappropriate on that basis. Accordingly, Defendant's Motion for Summary Judgment is denied.

**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**

**Bartholomew, Vernon R.,** dec'd.

Late of South Whitehall Township.

Executor: 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.

**Greenleaf, James A. a/k/a James Greenleaf,** dec'd.

Late of the Township of Lower Macungie.

Executrix: Gwyneth A. Greenleaf, 2532 Riverbend Road, Allentown, PA 18103.

Attorney: James J. Holzinger, Esquire, 1216 Linden Street, P.O. Box 1409, Bethlehem, PA 18016.

**Griggs, Nicholson H. a/k/a W. Nicholson H. Griggs a/k/a Nicholson Griggs,** dec'd.

Late of 6910 Pioneer Drive, Macungie.

Personal Representative: Suzanna G. Griggs c/o James A. Ritter, Esquire, Gross McGinley, LLP, 111 E. Harrison St., Suite 2, Emmaus, PA 18049-2916.

Attorneys: James A. Ritter, Esquire, Gross McGinley, LLP, 111 E. Harrison Street, Suite 2, Emmaus, PA 18049-2916.

**Hauser, Clark M.,** dec'd.

Late of the Borough of Emmaus.

Executor: Gery James Urffer a/k/a Geri Urffer c/o John O. Stover, Jr., Esquire, 537 Chestnut Street, Emmaus, PA 18049. Attorney: John O. Stover, Jr., Esquire, 537 Chestnut Street, Emmaus, PA 18049.

**Heller-Dimmig, Leilani L. a/k/a Leilani Heller-Dimmig a/k/a Leilani L. Heller a/k/a Leilani Heller Dimmig,** dec'd.

Late of 1788 Creekview Circle, Macungie.

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Attorney: Sandor Engel, Esquire, 825 N. Twelfth Street, Allentown, PA 18102.

**Ruch, Howard P.,** dec'd.

Late of Upper Macungie Township.

Executors: Noreen E. Clark, 5336 Schantz Rd., Allentown, PA 18104 and Paul H. Ruch, 5080 Stansfield Dr., Zionsville, PA 18092.

Attorneys: Christine Lombardo-Zaun, Esq., CLZ Law, 6900 Hamilton Boulevard, Unit 285, #113, Trexlertown, PA 18087.

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

Late of Emmaus.

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Attorneys: Noonan & Prokup, 526 Walnut St., Allentown, PA 18101.

**SECOND PUBLICATION**

**Avila, Luis Nicolas, Jr.,** dec'd.

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**Borda, Albert J. a/k/a Albert Borda,** dec'd.

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**Brauchle, June L.,** dec'd.

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Attorney: Emily A. Zettlemoyer, Esq., 53 North Third Street, Emmaus, PA 18049.

**Depta, Elsie A. a/k/a Elsie N. Depta,** dec'd.

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Attorneys: Dionysios C. Pappas, Esquire, Vasiliadis & Associates, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020.

**Frederick, Donald R.,** dec'd.

Late of Allentown.  
Executor: Jeffrey D. Frederick c/o The Roth Law Firm, 123 North Fifth Street, Allentown, PA 18102.  
Attorneys: Robert B. Roth, Esquire, The Roth Law Firm, 123 North Fifth Street, Allentown, PA 18102.

**Hill, Ralph M.,** dec'd.

Late of Allentown.  
Estate Representative: David R. Hill.  
Attorneys: Jon A. Swartz, Esquire, Swartz & Associates, 7736 Main Street, Fogelsville, PA 18051.

**Munsch, Kenneth W.,** dec'd.

Late of 3227 N. 4th Street, Whitehall.  
Executor: Scott A. Munsch, 54 Water Street, Hackettstown, NJ 07840.  
Attorneys: David B. Shulman, Esquire, Shulman & Shabbick, 1935 Center Street, Northampton, PA 18067.

**Ruth, Richard a/k/a Richard R. Ruth,** dec'd.

Late of the City of Bethlehem.  
Executor: Kevin Ruth, 348 Juniata Street, Freemansburg, PA 18017.  
Attorney: Paul J. Harak, Esquire, 1216 Linden Street, P.O. Box 1409, Bethlehem, PA 18016.

**Schaeffer, Russell W., Sr.,** dec'd.

Late of Upper Saucon Township.

***Please help us welcome  
Ms. Jacqueline Miller  
to the BALC Staff***

***Jacqueline will be working as the  
Membership Office Assistant.***

***Please direct all inquiries  
(Membership Dues, Membership  
Applications, Barristers Inn, etc) to***

***Membership@lehighbar.org  
or 610-433-6204 x 10***

***Monday-Thursday 9am-4pm  
and Friday 9am-1pm***

NewsLine 2

*63rd Annual Joint Dinner Meeting*

Bar Association of Lehigh County &  
Lehigh County Medical Society

Tuesday, September 8<sup>th</sup>, 2015



1114 West Walnut Street  
Allentown, PA 18102

6:30pm Hors d'oeuvres & Cash Bar  
7:30pm Dinner & Program

*Speaker*

J. Scot Chadwick, Legislative Counsel,  
State Legislative Affairs

PAMED Society and former Pennsylvania State  
Representative

*Discussion on Medical Cannabis Bills*

Members are invited as our guest, your advance reservation is  
requested no later than

**Thursday, September 3<sup>rd</sup>, 2015**

Please RSVP to: (please request Vegetarian Meal if desired)

Karen, Events Coordinator for the Barristers Club  
610.433.6204 ext. 12 [kmesch@thebarristersclub.com](mailto:kmesch@thebarristersclub.com)



**END OF SUMMER FIESTA HAPPY HOUR**

**Members and Guests are invited to attend one final outdoor Happy Hour as we bid farewell to Summer 2015!**

**When: Thursday, September 17th at 5:30 PM**

**Where: The Barristers Club Outdoor Courtyard**

**Enjoy good company, our (first-ever) Taco Bar, refreshing Corona and delicious specialty cocktails (including Margaritas & Sangria) at the Cash Bar.**



**The 2015 Bench Bar Conference:  
Historic Gettysburg  
October 16-18**

Conference Highlights include:

- Up to 6 CLE Credits (4 substantive, 2 ethics)
- Friday Night reception at the Wyndham Hotel.
- 3 CLE Seminars on Saturday morning.
- CLE Seminar presented by The Bench on Sunday, followed by Champagne Brunch featuring keynote speaker, Joseph Garrera.



**Conference Cost:** \$269 Registration Fee (Attorneys only) & \$119 Guest Fee

**Hotel Accommodations:** Guests can make reservations at the *Wyndham Gettysburg Hotel* by calling 717-339-0020 and using reference code 1015887BE for the Bench Bar Conference on 10/16-10/18. A group rate has been reserved at \$139 per night. Please make hotel reservations by 9/25/15 to ensure this rate.

**Young Lawyers:** \$99 Young Lawyers Fee & \$50 Guest Fee.  
\*Check Official Conference Brochure for information regarding the New YLD Bench Bar Scholarship Program.

More Conference Information and Registration Links available at [www.lehighbar.org](http://www.lehighbar.org).

## **CLE UPDATE for the week of: August 28, 2015**

### **PBI Group Cast Seminar "POA Update - Encore" Monday, August 31, 2015**

Effective January 1, 2015, Act 95 impacted your everyday practice. This short seminar will update you on the changes and what you need to know now to update your documents. PBI's experts will share their top concerns and potential traps created by the new statute.

- Understand significant developments and receive practical advice to update existing POAs
- Gain practical suggestions for implementing the new requirements and address emerging issues created by Act 95
- Balance different perspectives and hear about changes and best practices from the financial institutions

**Registration and Breakfast: 8:30 AM**

**Seminar: 9:00 AM – 11:15 AM; 2 Substantive Credits**

**Early tuition: \$229.00; Walk-in tuition: \$254.00**

**To Register Call PBI @ 1.800.932.4637**

### **BALC LUNCH AND LEARN SEMINAR**

#### **"Commercial Vehicle Crash Reconstruction"**

Presented by: Mr. Frank Costanzo

**Thursday, September 3, 2015**

This program will demonstrate, by case examples and videos, impact speed determination, EDR downloads, forensic vehicle inspections, stopping distances and dynamic handling of Commercial Vehicle collisions.

Accident expert and frequent guest speaker, Mr. Frank Costanzo is the owner of Accident Cause and Analysis located in Chester County, Pennsylvania. He formerly worked with the National Highway Traffic Safety Administration (NHTSA) and Federal Department of Transportation for 10 years as a Senior Collision Investigator.

For the past twenty years he has owned ACA. Mr. Costanzo is a Traffic Accident Reconstructionist Specialist expert with over 2000 full-scale collision investigations, reconstructions and component defect evaluations. Certified court expert with over 30 years' experience in collision reconstruction, defect investigations, biomechanical analysis, and injury causation studies.

**BALC Lunch & Learn Seminar**

**Registration & Lunch: 11:45 AM; 1 Substantive Credit**

**Seminar: 12:15 PM – 1:15 PM**

**Tuition: Members \$40.00; Non-members \$55.00**

**To Register Call Nancy @ 610.433.6401 Ext: 16**

**E-mail: [cle@lehighbar.org](mailto:cle@lehighbar.org)**

CLE Update 2

**PBI Group Cast Seminar  
"Law and Religion"  
Wednesday, September 9, 2015**

Join PBI for a lively debate and discussion just before the Pope visits Philadelphia -

As the conference of Catholic Families heads to Philadelphia, what better time to engage in a review of law and religious speech in the USA. Join a dynamic panel as they debate how the first Amendment has evolved in an ever-changing climate of tension and religious extremism.

Look at specific recent events and analyze the tension between law and religious freedom –

- ~ The Charlie Hebdo Massacre and religious extremists
- ~ The Catholic Church's handling of sex abuse charges, including Archdiocesan bankruptcies
- ~ The *Hobby Lobby* Case and Title VII Rights against Discrimination
- ~ The Federal and State Religious Freedom Restoration Acts and Same-sex marriage

Some of the questions to be discussed –

- ~ Is religious freedom being used as a means to promote hate and bigotry?
- ~ Where is the balance between national security and protection of religious speech?
- ~ Can we still have a civilized dialogue about religion in this country?
- ~ Are our courts treading into new ways of interpreting religious freedom in America?
- ~ How close is the tie between politics and religion?
- ~ What is the media's role in balancing the coverage of religious extremism around the world?

**Registration and Box Lunch: 12:00 Noon**

**Seminar: 12:30 PM – 2:30 PM; 2 Substantive Credits**

**Early tuition: \$159.00; Walk-in tuition: \$184.00**

**To Register Call PBI @ 1.800.932.4637**

**Extra Ethics Credits can be used to meet an attorney's substantive law CLE requirements**

CLE Update 3

**SPECIAL EVENT**  
**September 10, 2015**

**"A Dialogue with the Judges of the Northern Tier:  
Advice and Guidance on Federal Practice"**

*The Honorable James Knoll Gardner  
The Honorable Lawrence F. Stengel  
The Honorable Jeffrey L. Schmehl  
The Honorable Edward G. Smith  
The Honorable Joseph F. Leeson, Jr.  
The Honorable Henry S. Perkin*

Proudly hosted by The Bar Association of Lehigh County

Please join us for this one-hour CLE program that will give insight on Federal Practice in the Northern Tier. The Honorable Henry S. Perkin, acting as moderator, will direct questions to 'The Bench', giving attendees invaluable information on each Judges' practice and procedures.

Enjoy an opportunity to mix and mingle with the Judges after the program while enjoying dinner as our guest.

Registration: 4:00 PM

Seminar: 4:30 PM – 5:30 PM

Judges reception to follow immediately after  
CLE Credit and Dinner are free for all who attend

*Sponsored by:*

*The Federal Practice Committee of The Bar Association of Lehigh  
County*

*The Federal Practice Committee of the Northampton County Bar  
Association*

*The Judge Donald E. Wieand Barristers' Inn*

*The Federal Bar Association, Eastern District of Pennsylvania  
Chapter*

*Pennsylvania Bar Association Federal Practice Committee*

To register: Call Nancy @ 610.433.6401 Ext: 16 or  
E-mail: [cle@lehighbar.org](mailto:cle@lehighbar.org)

**Due to reaching capacity seating  
we can no longer take reservations  
for this event.**

CLE Update 4

**PBI Group Cast Seminar**  
**"How to Prepare the PA Inheritance Tax Return"**  
***Tuesday, September 15, 2015***

After starting off with a refresher on Pennsylvania inheritance tax law, you will walk through a series of examples of inheritance tax returns, from a simple estate to the more complex. PBI's experienced faculty will guide you through sample estates, highlighting the commonly mishandled items and other issues that can be particularly troublesome.

**Registration and Breakfast: 8:00 AM**  
**Seminar: 8:30 AM – 3:30 PM; 6 Substantive Credits**  
**Early tuition: \$249.00; Walk-in tuition: \$274.00**  
**To Register Call PBI @ 1.800.932.4637**

**SAVE THE DATE**  
**Friday, December 4, 2015**  
**CLE ON WHEELS**

**Destination: New York City, Radio City Music Hall**  
**2015 Radio City Christmas Spectacular**

**\$75.00 for Show Ticket and Bus Fare**  
**\$90.00 for Show Ticket, Bus Fare and**  
**1 CLE Ethics Credit**

**DVD on Bus: "Ethical Obligations of the Attorney**  
**Who is Closing a Law Practice"**

**Itinerary:**

9:00 AM: Depart BALC to arrive in N.Y.C. by 11:00AM  
1:00 PM Showtime! Ending by 2:30 PM  
2:30 PM – 7:00 PM: Free Time  
7:00 PM: Departure from N.Y.C.  
9:00 PM: Arrival at BALC

**Get in the Holiday Spirit!**

**See New York City decorated for the Holidays!**

**Bring Your Friends and Family for a Fabulous Event!**

**To Register: Call Nancy @ 610.433.6401 Ext: 16**  
**or e-mail: [cle@lehighbar.org](mailto:cle@lehighbar.org)**

CLE Update 5

**BALC LUNCH AND LEARN SEMINAR**

**"Are You Ready for TRID Implementation?"**

Presented by: Charles Smith, Esq.

***Wednesday, September 16, 2015***

On October 3, 2015, the Consumer Financial Protection Bureau (CFPB) will implement TRID – the TILA-RESPA Integrated Disclosure rule, which requires easier-to-use mortgage disclosure forms that clearly lay out the terms of a mortgage for a home buyer. Attend this seminar to get familiar with the new forms and learn about the new closing procedures.

Charles F. Smith, Jr., a member of Norris McLaughlin & Marcus, P.A., practices primarily in areas related to real estate, including transactional work, land use/development, banking and financial services, creditor's rights, condemnation and litigation. He represents buyers acquiring real estate as well as financial institutions in preparing loan documentation. Chuck has handled the acquisition of over 25 commercial self-storage facilities for his clients. He represents title companies in title insurance claims and litigation, and manages ABE Settlement Services, LLC, the Firm's title insurance agency. Chuck is also an Assistant County Solicitor for Lehigh County where he handles a wide array of matters.

Chuck serves on the Board of Directors of the Bar Association of Lehigh County and is an assistant editor for the Real Property, Probate and Trust Law Section's Newsletter. He is a member of the Pennsylvania Self Storage Association. A Director of Southern Lehigh Baseball, Chuck runs the Seniors Division and coaches Prep Legion baseball. He also coaches Southern Lehigh youth travel basketball. An active alumnus of Lafayette College, he is President of the Class of 1985 and Chair of the Career Services Committee. Chuck was born in 1963 in Philadelphia, Pennsylvania.

**BALC Lunch & Learn Seminar**

**Registration & Lunch: 11:45 AM; 1 Substantive Credit**

**Seminar: 12:15 PM – 1:15 PM**

**Tuition: Members \$40.00; Non-members \$55.00**

**To Register Call Nancy @ 610.433.6401 Ext: 16**

**E-mail: [cle@lehighbar.org](mailto:cle@lehighbar.org)**

CLE Update 6

**BALC LUNCH AND LEARN SEMINAR**

**"Compelling Wealth Management Conversations"**

Presented by: Michael Guman, Senior Advisor Consultant for  
Oppenheimer Funds

Sponsored by: National Penn Private Banking

***Tuesday, September 22, 2015***

This new program uses the power of analogy, metaphor, story and visual illustration to help keep investors "buckled in" to their long-term investment strategy and illustrate where tactical opportunities lie in today's world.

Michael D. Guman is a 1980 graduate of Penn State University with a degree in Business Administration. He was a 4 year starter for Joe Paterno's Nittany Lions and was recognized as an Honorable Mention Academic All American in his senior year. He went on to enjoy a 9 year career with the Los Angeles Rams from 1980-1989.

Mike has served as a VP in the mutual fund industry for the last 22 years. The last 17 have been with Oppenheimer Funds as a Senior Advisor Consultant for the Eastern PA Region.

Mike has been married to his wife, Karen, for 33 years and they have 5 children and one grandson.

**BALC Lunch & Learn Seminar**

**Registration & Lunch: 11:45 AM; 1 Substantive Credit**

**Seminar: 12:15 PM – 1:15 PM**

**Tuition: Members \$40.00; Non-members \$55.00**

**To Register Call Nancy @ 610.433.6401 Ext: 16**

**E-mail: [cle@lehighbar.org](mailto:cle@lehighbar.org)**

New Jersey CLE credits may be earned by submitting to the New Jersey CLE Board upon an audit request, your Pennsylvania CLE Board report as documentation of programs attended and credits earned. You can get a copy of this report at [www.pacle.org](http://www.pacle.org).

All courses accredited through the Bar Association of Lehigh County and courses accredited through the PBI being held at BALC qualify toward New Jersey requirements.

Unless you are audited, the NJ CLE Board does NOT want you to provide documentation of CLE programs you have attended. If you are audited, your Pennsylvania Annual CLE Report obtained from the Pennsylvania CLE Board will provide the documentation you need of courses attended and credits earned.



CLE Update 7

**BALC LUNCH AND LEARN SEMINAR**

**“Informed Consent after Brady v. Urbas –  
Taking another Look”**

Presented by: Wendy R. O'Connor, Esq.,  
Candy Barr Heimbach, Esq. and Michelle L. Wilson, Esq.

***Wednesday, September 23, 2015***

This seminar will review the elements of an informed consent cause of action, under what circumstances expert opinion is necessary to support the claim, and under what circumstances, in light of the Pennsylvania Supreme Court's recent decision in Brady v. Urbas, a defendant in a medical negligence case may offer evidence that the plaintiff gave his or her informed consent. The presenters will discuss the implications of Brady v. Urbas and provide suggestions for the successful defense of an informed consent action.

Attorney Wendy R.S. O'Connor specializes in healthcare defense and casualty defense matters. She has a significant background in the defense of veterinary malpractice actions as well as extensive experience handling all aspects of casualty litigation matters, including pretrial proceedings, depositions and motion practice, and she has represented clients in jury trials involving premises liability, product liability and trucking accident cases.

Attorney Candy Barr Heimbach concentrates her practice in the following areas: medical malpractice defense, dental malpractice defense, long-term care defense, health care law, other civil litigation, as well as related Orphans' Court matters. She has handled hundreds of significant medical and dental malpractice matters, having represented a large number of hospitals, physicians and their practices, physicians' assistants, midwives, nurses, and other health care practitioners.

Attorney Michelle L. Wilson concentrates her practice on the defense of medical and nursing home malpractice, as well as other professional liability and casualty claims. Michelle has prepared the defense of more than 100 medical malpractice cases. In doing so, she has represented a number of hospitals, physicians and their practices, as well as nurses, physicians' assistants and physical therapists in health care liability matters. Her experience with casualty cases has involved several areas of practice, including premises liability, automobile and trucking liability, and product liability.

**BALC Lunch & Learn Seminar**

**Registration & Lunch: 11:45 AM; 1 Substantive Credit**

**Seminar: 12:15 PM – 1:15 PM**

**Tuition: Members \$40.00; Non-members \$55.00**

**To Register Call Nancy @ 610.433.6401 Ext: 16**

**E-mail: [cle@lehighbar.org](mailto:cle@lehighbar.org)**

**PBI Group Cast Seminar  
"Dealing with the Problem Employee"  
Friday, September 25, 2015**

Problem employees can be very costly to businesses. Perhaps your job is to advise employers on how to deal with employees who are problems in the workplace. Or maybe you represent a "problem" employee. In this basic level course, you will learn about legal issues you need to understand to advise your clients. You will hear from lawyers who represent employees and employers, giving you both perspectives.

**Registration and Breakfast: 8:00 AM**  
**Seminar: 8:30 AM – 12:45 PM; 4 Substantive Credits**  
**Early tuition: \$249.00; Walk-in tuition: \$274.00**  
**To Register Call PBI @ 1.800.932.4637**

**PBI Group Cast Seminar  
"Fundamentals of Estate Administration"  
Wednesday, September 30, 2015**

This program will guide the inexperienced practitioner through each stage of estate administration. Learn how to properly prepare documents, address potential conflicts between the fiduciary and beneficiaries and your role as attorney for the estate. The faculty will provide insight into what is required through the estate administration process.

**Registration and Breakfast: 8:30 AM**  
**Seminar: 9:00 AM – 4:30 PM; 6 Substantive Credits**  
**Boxed Lunch included with tuition**  
**Early tuition: \$249.00; Walk-in tuition: \$274.00**  
**To Register Call PBI @ 1.800.932.4637**

BALC hopes you will take a minute of your time to visit our new and improved website. This renovation will offer users looking for CLE courses to go to a listing of seminar dates and at a glance see the titles, credits and type of seminar being presented. If a topic seems of interest, the viewer can then go to the calendar and click onto the date for full seminar information and status.

To access: Log on to: [www.lehighbar.org](http://www.lehighbar.org)

At the top of the home page point on "CLE Seminars" and on the drop down menu click on "CLE Seminar Listing", open the file and see what's scheduled. It's that easy!

**BALC LUNCH AND LEARN SEMINAR**

**"Income Calculation: Where it all Begins"**

Presented by: Richard Betz, Esq.

***Thursday, October 1, 2015***

Every support calculation begins with the incomes of the parties. It is the single most impactful determination in the calculation of support. This course will identify the common and less common concepts in the calculation of gross income.

Richard Betz earned his B.S. in Secondary Education from East Stroudsburg University in 1984, his M.A. in History from East Stroudsburg University in 1985, and his J.D. from Ohio Northern University in 1988. He was admitted to practice law in Pennsylvania in 1988, and had operated a solo practice from 1994 to 2006 concentrating in Family Law cases. Since 2006, he has been employed by the County of Lehigh as a Custody Conference Officer, Support Hearing Officer and Master in Divorce.

**BALC Lunch & Learn Seminar**

**Registration & Lunch: 11:45 AM; 1 Substantive Credit**

**Seminar: 12:15 PM – 1:15 PM**

**Tuition: Members \$40.00; Non-members \$55.00**

**To Register Call Nancy @ 610.433.6401 Ext: 16**

**E-mail: [cle@lehighbar.org](mailto:cle@lehighbar.org)**

**PBI Group Cast Seminar**

**"Trial Evidence"**

***Friday, October 2, 2015***

Share a refreshing day upgrading your working knowledge and understanding of evidence with the most popular and published expert in this fast-changing field. In this dynamic, practical and practice-based program, Tom Mauet uses his vast experiences as a trial lawyer, law professor and judge to help you organize evidence in the way it should be – from the judge's perspective. He focuses on potential problem areas – raising and making persuasive objections – and highlights his points with memorable flow charts and examples.

You will learn the 3 R's approach to evidence –

Is it Relevant?

Is it Reliable?

Is it Right?

**Registration and Breakfast: 8:00 AM**

**Seminar: 8:30 AM – 3:30 PM**

**5 Substantive & 1 Ethics Credits**

**Boxed Lunch included with tuition**

**Early tuition: \$299.00; Walk-In tuition: \$324.00**

**To Register Call PBI @ 1.800.932.4637**

CLE Update 10

**PBI Group Cast Seminar**  
**"Guardianship of Incapacitated Persons:**  
**How to Navigate the Long and Winding Road"**  
***Tuesday, October 6, 2015***

Expert panelists outline the path to obtaining guardianship of an incapacitated person. As the baby boomer generation continues to age, there will be an increased focus in our society on the well-being of persons with diminished capacity.

**Registration and Boxed Lunch: 12:00 Noon**  
**Seminar: 12:30 PM – 2:30 PM;**  
**1 Substantive & 1 Ethics Credits (Integrated)**  
**Early tuition: \$149.00; Walk-In tuition: \$174.00**  
**To Register Call PBI @ 1.800.932.4637**

**JUST A REMINDER:**

**The Supreme Court of Pennsylvania**  
**Continuing Legal Education Board**  
**Important New Rules on CLE Requirements**

**February 4, 2014 – the Pennsylvania Continuing Legal Education Board has announced changes in rules and regulations that will permit more credits to be earned via distance learning, and will increase the annual ethics requirement.**

**By Supreme Court Order, Pa.R.C.L.E. Rule 108 (e) has been changed to increase the amount of credits lawyers may earn via alternate delivery methods from four (4) to six (6) credits annually. The board also adopted a regulation change to increase the ethics component of the annual CLE requirement from one (1) to two (2) credit hours. The total number of CLE credits required annually will remain 12 hours.**

**The amendments to the rules and regulations will take effect with CLE compliance periods that have requirement deadlines in 2015.**

**Group 1 Starting 5/1/14 ending 4/30/15**  
**Group 2 Starting 9/1/14 ending 8/31/15**  
**Group 3 Starting 1/1/15 ending 12/31/15**

**CLE Update 11**

**BALC LUNCH AND LEARN SEMINAR**

**"The Rest of Allentown"**

Presented by: Ray Geiger

***Wednesday, October 7, 2015***

For over three years, the highly visible 'NIZ' – Neighborhood Improvement Zone has been getting all the media and public attention – and deservedly so. But what is happening to real estate prices and what level of activity has been going on outside the NIZ?

A perennial presenter, Ray Geiger will be back to provide an overview and insight to what's happening in "the rest of Allentown". Curious as to what is going on just outside the NIZ? How about along the other major commercial corridors – Tilghman Street, Union Boulevard, North 7<sup>th</sup> Street, Lehigh Street, South 4<sup>th</sup> Street, or Hanover Avenue? Are homes in the Historic District more or less desirable? How about within the "Old Fairgrounds" neighborhood? The "East Side", the "South Side" and are homes in the "West End" gaining or losing prices and appeal?

Ray will offer a variety of specifics and statistics to illustrate these fascinating real estate questions with his typical blend of facts and humor that will guarantee you one of the most entertaining CLE credit worthy hours you'll spend this year.

Known for his love-hate relationship with statistics, and not shy about speaking his mind, Ray will also take you back to where he left off last year with an overview of the entire Lehigh Valley real estate market. Perplexed about the national headlines about the real estate market? Ray will set the record straight.

Ray Geiger has been a real estate appraiser since 1978, specializing in the Lehigh Valley, and extending throughout eastern Pennsylvania for selective assignments. Since 1989, his practice has been devoted primarily to non-lending institution appraisal assignments that have covered the gamut of property types and legal issues and needs. He is a former President of the Allentown-Lehigh County Association of Realtors and Chairman of the Lehigh Valley Planning Commission. He has also served as a member of the Lehigh County Board of View since 1995.

**BALC Lunch & Learn Seminar**

**Registration & Lunch: 11:45 AM; 1 Substantive Credit**

**Seminar: 12:15 PM – 1:15 PM**

**Tuition: Members \$40.00; Non-members \$55.00**

**To Register Call Nancy @ 610.433.6401 Ext: 16**

**E-mail: [cle@lehighbar.org](mailto:cle@lehighbar.org)**

CLE Update 12

**BALC CLE REGISTRATION FORM**

**Name:** \_\_\_\_\_

**PA Sup.CT.ID** \_\_\_\_\_

**Member of the Bar Association of:** [  ] Lehigh [  ] Northampton  
[  ] Other \_\_\_\_\_ [  ] Legal Support Staff

Register by: **Phone** 610.433.6401, Ext. 16; **FAX** 610.770.9826;

**E-Mail** [cle@lehighbar.org](mailto:cle@lehighbar.org) or **Mail** your registration to:

BALC, 1114 Walnut Street, Allentown PA 18102.

[  ] **September 3: "Commercial Vehicle Crash Reconstruction"**  
Lunch: 11:45 AM; Seminar: 12:15 – 1:15 PM

[  ] **September 10: "A Dialogue with the Judges of the Northern Tier: Advice and Guidance on Federal Practice"**  
Registration: 4:00 PM; Seminar: 4:30 – 5:30 PM  
Followed by a Catered Social Session with the Judges

[  ] **September 16: "Are You Ready for TRID Implementation?"**  
Lunch: 11:45 AM; Seminar: 12:15 – 1:15 PM

[  ] **September 22: "Compelling Wealth Management Conversations"**  
Lunch: 11:45 AM; Seminar: 12:15 – 1:15 PM

[  ] **September 23: "Informed Consent after Brady v. Urbas – Taking Another Look"**  
Lunch: 11:45 AM; Seminar: 12:15 – 1:15 PM

[  ] **October 1: "Income Calculation: Where it all Begins"**  
Lunch: 11:45 AM; Seminar: 12:15 – 1:15 PM

[  ] **October 7: "the Rest of Allentown"**  
Lunch: 11:45 AM; Seminar: 12:15 – 1:15 PM

TOTAL **AMOUNT ENCLOSED** \$ \_\_\_\_\_

Please make checks payable to & mail to: **BALC**, 1114 W Walnut St, Allentown PA 18102.

## **FALL MEMBERSHIP DINNER**

Members and Guests are cordially invited to attend the Bar Association of Lehigh County Fall Membership Dinner Meeting on **Thursday, November 12, 2015**. We hope you will join us for a great evening of entertainment and saluting our veterans.

As a way of saying thank you to all BALC Members that have served in the United States Military, this event will be free of charge to those specific members. All BALC Veterans that attend the event will be recognized. Military Uniforms are encouraged but not required.

The Fall Membership Meeting will begin at 5:00 PM and is open to all current members. Cocktails and Hors d'oeuvres will follow at 5:30 PM with dinner starting promptly at 6:15 PM in the Main Ballroom. The program featuring Jessica Buchanan and Erik Landemalm will follow at 7:00 PM.



**Jessica Buchanan and Erik Landemalm**

*Authors of Impossible Odds, a harrowing story of being kidnapped by Somali pirates, Jessica's rescue by Seal Team Six, and her husband's extraordinary efforts to help bring her home.*

To RSVP: Karen at 610-433- 6204 x 12 or [kmesch@thebarristersclub.com](mailto:kmesch@thebarristersclub.com)



***SAVE THE DATE***  
***for the following BALC Events***

**November 12:** Fall Membership Dinner

**December 4:** CLE on Wheels to New York City  
for the Radio City Christmas Spectacular  
\$75 for Show Ticket & Bus Ride  
\$90 for Show Ticket, Bus & 1 CLE Ethics Credit

**December 13:** Kids Holiday Party

**December 17:** Holiday Happy Hour

*More Information Coming Soon*



**2015 Calendar**

**August**

**August 24:** Finance Committee Meeting 12pm

**September**

**September 7:** BALC Office Closed

**September 10:** Solo Practice Committee Meeting 12pm

**September 10:** Barristers Inn 4:30pm

**September 16:** Workers Compensation Committee Meeting 12pm

**September 17:** Board Meeting 4:30pm and Happy Hour at 5:30pm

**October**

**October 8:** Criminal Law Dinner

**October 16:** Board Meeting at the Wyndham Gettysburg

**October 16-18:** Bench Bar Conference in Gettysburg

**November**

**November 11:** BALC Office closed

**November 12:** Fall Membership Dinner

**November 18:** Barristers Inn 5pm

**November 19:** Board Meeting 4:30pm

**November 26 & 27:** BALC Office closed

**NOTES**

Administratrix: Susan M. Schaeffer c/o Theresa Hogan, Esquire, Attorney-at-Law, 340 Spring Garden Street, Easton, PA 18042.

Attorney: Theresa Hogan, Esquire, Attorney-at-Law, 340 Spring Garden Street, Easton, PA 18042.

**Shabot, Rose N. a/k/a Rose Nadine Shabot, dec'd.**

Late of the Borough of Macungie.

Executrix: Roseanne Good c/o Daniel E. Cohen, Attorney, 3101 Emrick Blvd., Suite 205, Bethlehem, PA 18020.

Attorneys: Daniel E. Cohen, Attorney, Seidel, Cohen, Hof & Reid, L.L.C., 3101 Emrick Blvd., Suite 205, Bethlehem, PA 18020.

**Torbey, Sadie M., dec'd.**

Late of Coplay.

Executrix: Cynthia A. Connor, 2316 Quarry Street, Coplay, PA 18037.

Attorneys: Charles A. Waters, Esquire, Steckel and Stopp, 125 S. Walnut Street, Suite 210, Slatington, PA 18080.

**THIRD PUBLICATION**

**Carr, Richard V. C., dec'd.**

Late of Allentown.

Co-Executrices: Laura C. Korn and Sherry M. Carr c/o Fitzpatrick Lentz & Bubba, P.C., 4001 Schoolhouse Lane, P.O. Box 219, Center Valley, PA 18034-0219.

Attorneys: Fitzpatrick Lentz & Bubba, P.C., 4001 Schoolhouse Lane, P.O. Box 219, Center Valley, PA 18034-0219.

**Day, Lottie A. a/k/a Lottie Anna Mae Day, dec'd.**

Late of Lower Macungie Township.

Executrix: Cheryl McConnell c/o Amanda Racines Lovett, Esquire, Gardner, Racines & Sheetz, 3968 Maulfair Place, Allentown, PA 18103.

Attorneys: Amanda Racines Lovett, Esquire, Gardner, Racines & Sheetz, 3968 Maulfair Place, Allentown, PA 18103.

**Ehrie, Raymond D. a/k/a Raymond Ehrie, dec'd.**

Late of 1919 S. Hall Street, Allentown.

Personal Representative: Deborah F. Walck c/o James A. Ritter, Esquire, Gross McGinley, LLP, 111 E. Harrison St., Suite 2, Emmaus, PA 18049-2916.

Attorneys: James A. Ritter, Esquire, Gross McGinley, LLP, 111 E. Harrison Street, Suite 2, Emmaus, PA 18049-2916.

**Ferenczy, Willie Mae, dec'd.**

Late of the City of Allentown.

Executrix: Reba Faye Kocher c/o Norris, McLaughlin & Marcus, P.A., 515 West Hamilton Street, Suite 502, Allentown, PA 18101.

Attorneys: Dolores A. Laputka, Esquire, Norris, McLaughlin & Marcus, P.A., 515 West Hamilton Street, Suite 502, Allentown, PA 18101.

**Gerwer, Candice L., dec'd.**

Late of the City of Bethlehem.

Administratrix: Mrs. Barbara J. Gerwer c/o Fox, Oldt & Brown, 940 West Lafayette Street, Suite 100, Easton, PA 18042-1412.

Attorneys: Robert C. Brown, Jr., Esquire, Fox, Oldt & Brown, 940 West Lafayette Street, Suite 100, Easton, PA 18042-1412.

**Hummel, David J., dec'd.**

Late of Kutztown.

Executor: Joshua L. Hummel  
c/o Jon A. Swartz, Esquire,  
Swartz & Associates, 7736 Main  
Street, Fogelsville, PA 18051.  
Attorneys: Jon A. Swartz, Es-  
quire, Swartz & Associates,  
7736 Main Street, Fogelsville,  
PA 18051.

**Hummel, Suzanne L.,** dec'd.

Late of Kutztown.  
Executor: Joshua L. Hummel  
c/o Jon A. Swartz, Esquire,  
Swartz & Associates, 7736 Main  
Street, Fogelsville, PA 18051.  
Attorneys: Jon A. Swartz, Es-  
quire, Swartz & Associates,  
7736 Main Street, Fogelsville,  
PA 18051.

**Klinger, Geraldine,** dec'd.

Late of Allentown.  
Executrix: Barbara J. Weiss 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.

**Kruse, Rose Marie,** dec'd.

Late of the City of Allentown.  
Administrator: Michael W.  
Kruse c/o Littner, Deschler &  
Littner, 512 North New Street,  
Bethlehem, PA 18018.  
Attorneys: Littner, Deschler &  
Littner, 512 North New Street,  
Bethlehem, PA 18018.

**Lapinski, John a/k/a John Lap-  
inski, Jr.,** dec'd.

Late of Allentown.  
Executor: Daniel E. Lundmark  
c/o Daniel G. Dougherty, Esq.,  
881 3rd St., Suite B-3, White-  
hall, PA 18052.  
Attorneys: Daniel G. Dougherty,  
Esq., Daniel G. Dougherty, P.C.,  
881 3rd St., Suite B-3, White-  
hall, PA 18052.

**Lustig, Howard E.,** dec'd.

Late of Allentown.  
Executors: Joan I. Boreen and  
Ronald E. Lustig 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.

**Lustig, Howard E.,** dec'd.

Late of Allentown.  
Trustees: Ronald E. Lustig, 6  
Brigham Court, Natick, MA  
01769 and Joan I. Boreen, 1889  
Bucknell Drive, Bethlehem, PA  
18015.  
Attorney: Vaughn A. Terrinoni,  
Esq., 3976 Township Line  
Road, Bethlehem, PA 18020.

**McBride, Anna M. a/k/a Nancy  
McBride,** dec'd.

Late of Coopersburg.  
Executrix: Nancy LoRusso,  
6411 Blue Church Rd. S., Coo-  
persburg, PA 18036.

**Miller, Ernest P., Jr. a/k/a Er-  
nest Paul Miller, Jr. a/k/a  
Rev. Ernest P. Miller, Jr.,**  
dec'd.

Late of the Township of South  
Whitehall.  
Co-Executors: Ronald E. Miller  
and Dennis D. Miller c/o Mark  
P. Albright, Esquire, 403 Main  
Street, Hellertown, PA 18055-  
1721.  
Attorney: Mark P. Albright, Es-  
quire, 403 Main Street, Heller-  
town, PA 18055-1721.

**Newell, Katherine F.,** dec'd.

Late of Allentown.  
Administratrix: Alison H. Auer-  
bach a/k/a Allison Auerbach  
c/o The Roth Law Firm, 123  
North Fifth Street, Allentown,  
PA 18102.

Attorneys: Robert B. Roth, Esquire, The Roth Law Firm, 123 North Fifth Street, Allentown, PA 18102.

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**Persing, Jeanne P.,** dec'd.

Late of Allentown.  
Executor: Daniel J. Persing, P.O. Box 502, North Chatham, NY 12132.

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**Povalac, Frank W. a/k/a Frank Povalac,** dec'd.

Late of Allentown.  
Executrix: Anne M. Behum 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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**Reith, Elmer H.,** dec'd.

Late of Lower Milford.  
Co-Executors: Robert W. Mirth and Sarah Miller c/o James M. Schildt, Esquire, 1007 W. Broad Street, Quakertown, PA 18951.  
Attorney: James M. Schildt, Esquire, 1007 W. Broad Street, Quakertown, PA 18951.

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**Sam, Samuel,** dec'd.

Late of Allentown.  
Executor: George E. Sam 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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**Seckans, Mary,** dec'd.

Late of 1954 Alberta Drive, Whitehall.

Administratrix: Helen J. Celli a/k/a Helen Jennie Celli c/o Feldman Law Offices, P.C., 221 N. Cedar Crest Blvd., Allentown, PA 18104.

Attorneys: Samuel F. Feldman, Esquire, Feldman Law Offices, P.C., 221 N. Cedar Crest Blvd., Allentown, PA 18104.

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**Weila, Helen a/k/a Helene Weila,** dec'd.

Late of 1315 Albert Street, Whitehall.  
Executor: David S. Bahnick, 4810 Canterbury Drive, Emmaus, PA 18049.  
Attorneys: David B. Shulman, Esquire, Shulman & Shabbick, 1935 Center Street, Northampton, PA 18067.

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NOTICE

The Borough of Slatington and Township of Washington, Lehigh County do hereby give notice of their joint intention to organize an authority under the PA Municipality Authorities Act to be known as the Northern Lehigh Recreation Authority. Such authority would be created for the purposes of financing working capital, acquiring, holding, constructing, financing, improving, maintaining and operating, owning or leasing, either in the capacity of lessor or lessee, projects and providing financing for insurance reserve, and any other lawful purpose for any projects relative to parks, recreation, grounds and facilities, as set forth in 53 Pa. C.S. §5607(a)(4) of the Authorities Act. A copy of the proposed articles of incorporation and enacting ordinances can be obtained from this newspaper/legal periodical and/or during normal business hours at the following locations: (a) Slatington Borough Hall, 125 S. Walnut Street, Slatington, PA 18080; and (b) Washington Township Municipal Building, 7951 Center Street, Emerald, PA

18080. Public hearings at which public comment will be taken by each governing body are shown below. Enactment of the ordinance approving such articles will be considered at the ensuing regular meetings of each governing body whose start time is stated below. The hearings and meetings of each governing body shall occur at the addresses noted above.

Public Hearing; Proposed Date of Enactment

Washington, Lehigh County; October 6, 2015 at 7:15 p.m.; October 6, 2015 at 7:30 p.m.

Slatington; October 12, 2015 at 6:45 p.m.; October 12, 2015 at 7:00 p.m.

EDMUND J. HEALY, ESQ.  
STECKEL AND STOPP  
LAW OFFICES

Au-28

CHANGE OF NAME NOTICE

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

NO. 2015-C-2569

NOTICE IS HEREBY GIVEN that on August 18, 2015, the Petition for a Change of Name has been filed in the above named Court, praying for a Decree to change the name of Petitioner from Beth Marie Elliott to Beth Marie Love.

The Court has fixed October 2, 2015 at 9:30 A.M. in Courtroom No. 1A, 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.

Au-28

LIMITED LIABILITY  
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, pursuant to the provisions of the Limited Liability Company Law of the Commonwealth of Pennsylvania, Act of December 7, 1994 (P.L. 703, No. 106), by the following company:

BLUEBIRD EVENT  
MANAGEMENT, LLC

The Certificate of Organization was filed on July 28, 2015.

REBECCA M. YOUNG, ESQ.

LIA K. SNYDER, ESQ.

YOUNG & YOUNG

119 E. Main Street

Macungie, PA 18062

Au-28

CHANGE OF NAME NOTICE

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

NO. 2015C2528

NOTICE IS HEREBY GIVEN that on August 14, 2015, the Petition of Kateland Carolina McQuiston for a Change of Name has been filed in the above named Court, praying for a Decree to change the name of Petitioner from Kateland Carolina McQuiston to Peter Gregory McQuiston.

The Court has fixed Wednesday, September 30, 2015 at 9:30 A.M. in Courtroom No. 1A, 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.

Au-28

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

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

**Friday, September 25, 2015**

*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 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.

**NO. 1**

By virtue of a writ of execution No.  
2013-C-3609, Bank of America, N.A.,  
As Successor by Merger to BAC Home  
Loans Servicing, LP f/k/a Country-  
wide Home Loans Servicing, LP v.  
Leonardo Rojas, Nancy Rojas, owners  
of property situate in the Township  
of Lower Macungie, Lehigh County,  
Pennsylvania, being 1941 Chichester  
Crossing aka 1941 Chichester Xing,  
Macungie, PA 18062-8061.

Tax Assessment No. 547426060-  
430-1.

Improvements thereon: Residen-  
tial Dwelling.

Attorneys  
Phelan Hallinan  
Diamond & Jones, LLP

**NO. 2**

By virtue of a writ of execution No.  
2014-C-2174, Wells Fargo Bank, N.A.  
s/b/m to Wachovia Bank, National  
Association v. Paul D. Kerschner  
a/k/a Paul Kerschner, owner of  
property situate in the City of Allen-  
town, Lehigh County, Pennsylvania,  
being 123 South Madison Street,  
Allentown, PA 18102-4656.

Tax Assessment No. 549678821-  
523-1.

Improvements thereon: Residen-  
tial Dwelling.

Attorneys  
Phelan Hallinan  
Diamond & Jones, LLP

**NO. 3**

By virtue of a writ of execution No.  
2014-C-2569, Federal National Mort-  
gage Association ("Fannie Mae"), A  
Corporation Organized and Existing  
Under the Laws of the United States  
of America v. Ilesh C. Sanghavi; Nita  
N. Patel, owners of property situate  
in the Township of Salisbury, Lehigh  
County, Pennsylvania, being 2818  
Windy Hill Road, Allentown, PA  
18103-4664.

Tax Assessment No. 549600761-  
450-1.

Improvements thereon: Residen-  
tial Dwelling.

Attorneys  
Phelan Hallinan  
Diamond & Jones, LLP

**NO. 4**

By virtue of a writ of execution No.  
2014-C-3706, Bank of America, N.A.,

Successor by Merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing LP v. Haidely Jerez, owner of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 116 North Madison Street, Allentown, PA 18102-3760.

Tax Assessment No. 549679068-670-1.

Improvements thereon: Residential Dwelling.

Attorneys  
Phelan Hallinan  
Diamond & Jones, LLP

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**NO. 5**

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By virtue of a writ of execution No. 2010-C-2011, Wells Fargo Bank, N.A., As Trustee for Park Place Securities, Inc. Asset-Backed Pass-Through Certificates Series 2005-WCH1 v. Sheri A. Bayne, owner of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 428 South Saint George Street, Allentown, PA 18104.

Tax Assessment No. 549655284-127-1.

Improvements thereon: Residential Dwelling.

Attorneys  
Phelan Hallinan  
Diamond & Jones, LLP

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**NO. 6**

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By virtue of a writ of execution No. 2015-C-0318, Federal National Mortgage Association v. Todd A. Harder and Candace K. Hartzell, owners of property situate in the City of Whitehall, Lehigh County, Pennsylvania, being 2120 South 1st Avenue, Whitehall, PA 18052.

Tax Assessment No. 549895982-471-1.

Improvements thereon: Residential Dwelling.

Attorneys  
McCabe, Weisberg and Conway, P.C.

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**NO. 7**

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By virtue of a writ of execution No. 2014-C-3343, 1st Alliance Lending LLC v. William Zabrecky, Jr. and Judy E. Zabrecky, owners of property situate in the City of Center Valley, Lehigh County, Pennsylvania, being 6948 Wards Lane, Center Valley, PA 18034.

Tax Assessment No. 643416366-073-1.

Improvements thereon: Residential Dwelling.

Attorneys  
McCabe, Weisberg and Conway, P.C.

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**NO. 8**

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By virtue of a writ of execution No. 2014-C-2970, National Penn Bank v. Trudy A. Moyer, Known Heir of Mabel M. Moyer, James N. Moyer, Known Heir of Mabel M. Moyer, Keith A. Moyer, Known Heir of Mabel M. Moyer, Unknown Heirs, Successors Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Mabel M. Moyer, Last Record Owner, Mabel M. Moyer, Last Record Owner, owners of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 804 North 9th Street, Allentown, PA 18102.

Tax Assessment No. 549784303-748-1.

Improvements thereon: Residential Dwelling House.

Attorneys  
Udren Law Offices, P.C.

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**NO. 9**

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By virtue of a writ of execution No. 2015-C-0781, The Bank of New York Mellon fka The Bank of New York, As Trustee for the Certificateholders of CWABS, Inc., Asset Backed Notes, Series 2004-SD4 v. James Haddad and Mary S. Haddad (As Real Owner),



owners of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 1130 Catasauqua Avenue, Allentown, PA 18102.

Tax Assessment No. 640737392-398-1.

Improvements thereon: Residential Real Estate.

Attorneys  
Edward J. McKee, Esquire  
Stern & Eisenberg PC

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**NO. 10**

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By virtue of a writ of execution No. 2015-C-0811, The Bank of New York Mellon fka The Bank of New York, As Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2004-28CB, Mortgage Pass-Through Certificates, Series 2004-28CB v. Heather L. Lilly and Michael D. Lilly, owners of property situate in the Township of Lower Macungie, Lehigh County, Pennsylvania, being 7051 Tuscany Drive, Macungie, PA 18062.

Tax Assessment No. 546495172-103-1.

Improvements thereon: Residential Real Estate.

Attorneys  
M. Troy Freedman, Esquire  
Stern & Eisenberg, PC

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**NO. 11**

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By virtue of a writ of execution No. 2014-C-0118, Bank of America, N.A. v. Keith L. Gorton a/k/a Keith Gorton and Mary Beth Gorton, owners of property situate in the Township of Lower Macungie, Lehigh County, Pennsylvania, being 6050 Timberknoll Drive, Macungie, PA 18062.

Tax Assessment No. 547449427-245-1.

Improvements thereon: Residential Property.

Attorneys  
Harry B. Reese, Esquire  
Powers, Kirn & Associates, LLC

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**NO. 12**

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By virtue of a writ of execution No. 2015-C-782, Deutsche Bank National Trust Company, As Trustee for Harborview Mortgage Loan Trust Mortgage Loan Pass-Through Certificates, Series 2006-5 v. Manuel A. Camunas, owner of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 715 West Turner Street, Allentown, PA 18102.

Tax Assessment No. 640701443-357-1.

Improvements thereon: Residential Dwelling.

Attorney  
Bradley J. Osborne, Esquire

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**NO. 13**

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By virtue of a writ of execution No. 2014-C-3714, The Bank of New York Mellon fka The Bank of New York, As Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-7 v. Barbara F. Flynn, owner of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 51 Cleveland Street, Allentown, PA 18103.

Tax Assessment No. 640657528-463-1.

Improvements thereon: Residential Dwelling.

Attorney  
Bradley J. Osborne, Esquire

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**NO. 14**

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By virtue of a writ of execution No. 2015-C-766, HSBC Bank USA, National Association As Trustee for the Pooling and Servicing Agreement Dated As of April 1, 2007 SG Mortgage Securities Trust 2007-NC1 Asset Backed Certificates, Series 2007-NC1 v. Anilkumarr A. Laad, owner of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 417 1/2 Tilghman street, Allentown, PA 18102.

Tax Assessment No. 640714157-297-1.

Improvements thereon: Residential Dwelling House.

Attorneys  
Udren Law Offices, P.C.

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**NO. 15**

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By virtue of a writ of execution No. 2015-C-0632, Wells Fargo Bank, N.A. s/b/m to Wachovia Mortgage FSB v. James C. Moyer, Debbie A. Moyer, owners of property situate in the Township of North Whitehall, Lehigh County, Pennsylvania, being 3129 Woodlea Road, Orefield, PA 18069-2433.

Tax Assessment No. 546882290-315-1.

Improvements thereon: Residential Dwelling.

Attorneys  
Phelan Hallinan  
Diamond & Jones, LLP

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**NO. 16**

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By virtue of a writ of execution No. 2011-C-0076, Deutsche Bank National Trust Company, As Trustee for Soundview Home Loan Trust 2006-NLC1 v. Francis F. Peters, owner of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 930 North 17th Street a/k/a 928-932 North 17th Street, Allentown, PA.

Tax Assessment No. 549733319-232-1.

Improvements thereon: Single Family—Detached.

Attorneys  
Tia Dinh, Esquire  
Zucker, Goldberg & Ackerman, LLC

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**NO. 17**

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By virtue of a writ of execution No. 2014-C-2705, Bank of America, N.A. v. Tecora Steele, owner of property situate in the City of Allentown, Le-

high County, Pennsylvania, being 319 North Franklin Street, Allentown, PA 18102-5641.

Tax Assessment No. 549760253-396-1.

Improvements thereon: Residential Dwelling.

Attorneys  
Phelan Hallinan  
Diamond & Jones, LLP

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**NO. 18**

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By virtue of a writ of execution No. 2012-C-2240, U.S. Bank National Association, As Trustee for Structured Asset Securities Corporation, Mortgage Pass-Through Certificates Series 2005-RMS1 v. Erica Schaffer a/k/a Erica Schaffer; Robert B. Schaffer a/k/a Robert B. Schaffer, owners of property situate in the City of Bethlehem, Lehigh County, Pennsylvania, being 1539 Greenview Drive, Bethlehem, PA 18018-1726.

Tax Assessment No. 641894317-921-1.

Improvements thereon: Residential Dwelling.

Attorneys  
Phelan Hallinan  
Diamond & Jones, LLP

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**NO. 19**

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By virtue of a writ of execution No. 2011-C-1369, US Bank National Association, As Trustee for the Structured Asset Securities Corporation Mortgage Loan Trust 2006-BC1 v. Marshall C. Anthony, owner of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 1548 1/2 West Chew Street, Allentown, PA.

Tax Assessment No. 549659489-856-1.

Improvements thereon: Residential Conv. 3 Apts.

Attorneys  
Tia Dinh, Esquire  
Zucker, Goldberg & Ackerman, LLC

**NO. 20**

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By virtue of a writ of execution No. 2013-C-4617, Bank of America, N.A. v. Le Anne Brown; Collin Brown, owners of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 1929 South Hall Street, Allentown, PA.

Tax Assessment No. 640631060-578-1.

Improvements thereon: Single Family—Row.

Attorneys  
Zucker, Goldberg & Ackerman, LLC

**NO. 21**

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By virtue of a writ of execution No. 2013-C-3171, Ocwen Loan Servicing, LLC v. Barbara L. Reynolds; Edward N. Reynolds, Jr., owners of property situate in the Borough of Slatington, Lehigh County, Pennsylvania, being 634 West Washington Street, Slatington, PA 18080-1617.

Tax Assessment No. 555292605-252-1.

Improvements thereon: Residential Dwelling.

Attorneys  
Phelan Hallinan  
Diamond & Jones, LLP

**NO. 22**

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By virtue of a writ of execution No. 2014-C-1619, Citimortgage, Inc. v. James F. McCann, owner of property situate in the Township of Lower Macungie, Lehigh County, Pennsylvania, being 7270 Poppy Drive, Macungie, PA 18062-8914.

Tax Assessment No. 546484682-184-1.

Improvements thereon: Residential Dwelling.

Attorneys  
Phelan Hallinan  
Diamond & Jones, LLP

**NO. 23**

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By virtue of a writ of execution No. 2015-C-0571, Nationstar Mortgage, LLC d/b/a Champion Mortgage Company v. Elizabeth D. Porter, owner of property situate in the Township of Whitehall, Lehigh County, Pennsylvania, being 3208 South 2nd Street, Whitehall, PA 18052.

Tax Assessment No. 549960155-411-1.

Improvements thereon: Residential Property.

Attorney  
Michael T. McKeever, Esquire

**NO. 24**

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By virtue of a writ of execution No. 2014-C-4012, Lakeview Loan Servicing, LLC v. Donna L. Dotterer As Executrix of the Estate of Glenn A. Duld, Sr., Deceased, owner of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 387 West Chew Street, Allentown, PA 18102.

Tax Assessment No. 640722474-942-1.

Improvements thereon: Residential Property.

Attorney  
Michael T. McKeever, Esquire

**NO. 26**

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By virtue of a writ of execution No. 2013-C-4393, JPMorgan Chase Bank, National Association v. Ruben Colon, Jr., owner of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 117 North Poplar Street, Allentown, PA 18102.

Tax Assessment No. 549780317-701-1.

Improvements thereon: Residential Property.

Attorney  
Michael T. McKeever, Esquire

**NO. 27**

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By virtue of a writ of execution No. 2015-C-0157, LSF9 Master Participation Trust v. Calogero Messina, owner of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 742 South Woodward Street, Allentown, PA 18103.

Tax Assessment No. 640647916-725-1.

Improvements thereon: Residential Property.

Attorney  
Michael T. McKeever, Esquire

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**NO. 28**

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By virtue of a writ of execution No. 2014-C-3675, Nationstar Mortgage LLC v. Jennifer D. Malcolm, owner of property situate in the Township of Whitehall, Lehigh County, Pennsylvania, being 513 6th Street, Whitehall, PA 18052.

Tax Assessment No. 640800303-192-1.

Improvements thereon: A residential dwelling.

Attorneys  
Victoria W. Chen, Esquire  
KML Law Group, P.C.

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**NO. 29**

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By virtue of a writ of execution No. 2014-C-0052, U.S. Bank National Association, Not in Its Individual Capacity But Solely As Trustee of SW Remic Trust 2014-1 With Recourse v. Karen A. Green, owner of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 111 West Chew Street, Allentown, PA 18102.

Tax Assessment No. 640743662-388-1.

Improvements thereon: Residential Property.

Attorney  
Michael T. McKeever, Esquire

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**NO. 30**

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By virtue of a writ of execution No. 2014-C-4117, The Bank of New York Mellon fka The Bank of New York As Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-18 v. Kemar Palmer and Nadia Grant-Botchway, owners of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 926 W. Allen Street, Allentown, PA 18102.

Tax Assessment No. 549782681-394-1.

Improvements thereon: Residential Dwelling.

Attorney  
Bradley J. Osborne, Esquire

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**NO. 31**

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By virtue of a writ of execution No. 2015-C-518, Wells Fargo Financial Pennsylvania, Inc. v. Henry V. Ruth, Mary Ann Ruth a/k/a Mary A. Ruth, owners of property situate in the Township of Washington, Lehigh County, Pennsylvania, being 7229 Woody Knoll Drive, Slatington, PA 18080-2237.

Tax Assessment No. 556241304-958-1.

Improvements thereon: Residential Dwelling.

Attorneys  
Phelan Hallinan  
Diamond & Jones, LLP

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**NO. 32**

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By virtue of a writ of execution No. 2015-C-526, Wells Fargo Bank, N.A. v. Carlos A. Cruz, owner of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 301 South Franklin Street, Allentown, PA 18102-4509.

Tax Assessment No. 549677445-370-1.

Improvements thereon: Residential Dwelling.

Attorneys  
Phelan Hallinan  
Diamond & Jones, LLP

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**NO. 33**

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By virtue of a writ of execution No. 2014-C-2266, Wells Fargo Bank, N.A. v. Bryant Rosado; Kimberly Rosado, owners of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 2091 Baker Drive, Allentown, PA 18103-8513.

Tax Assessment No. 640630857-437-1.

Improvements thereon: Residential Dwelling.

Attorneys  
Phelan Hallinan & Jones, LLP

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**NO. 34**

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By virtue of a writ of execution No. 2013-C-3895, Wells Fargo Bank, N.A. v. Carol K. Rabenold a/k/a Carol Rabenold; David W. Rabenold a/k/a David Rabenold, owners of property situate in the Township of North Whitehall, Lehigh County, Pennsylvania, being 4456 Hillside Road, Coplay, PA 18037-2417.

Tax Assessment No. 547988875-808-1.

Improvements thereon: Residential Dwelling.

Attorneys  
Phelan Hallinan  
Diamond & Jones, LLP

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**NO. 35**

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By virtue of a writ of execution No. 2015-C-194, The Bank of New York Mellon fka The Bank of New York, As Trustee for the Certificateholders of CWABS, Inc., Asset-Backed Certificates, Series 2007-8 v. Carl Barrett and Virginia Barrett, owners of prop-

erty situate in the City of Allentown, Lehigh County, Pennsylvania, being 723 North 20th Street, Allentown, PA 18104.

Tax Assessment No. 549721321-577-1.

Improvements thereon: Residential Dwelling.

Attorney  
Bradley J. Osborne, Esquire

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**NO. 37**

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By virtue of a writ of execution No. 2013-C-4085, Bank of America, N.A. v. Santiago Reyes, Irene Reyes, owners of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 183 James Street #185 a/k/a 183-185 James Street, Allentown, PA 18102.

Tax Assessment No. 640735035-983-1.

Improvements thereon: Residential Dwelling.

Attorneys  
Phelan Hallinan  
Diamond & Jones, LLP

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**NO. 38**

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By virtue of a writ of execution No. 2014-C-933, Midfirst Bank v. Mohamed F. Khan, owner of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 1225 South 3rd Street, Allentown, PA 18103.

Tax Assessment No. 640655397-035-1.

Improvements thereon: A residential dwelling house.

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

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**NO. 39**

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By virtue of a writ of execution No. 2014-C-3643, Sugarloaf VII, LLC v. Mayra G. Thomas a/k/a Mayra Thomas and Jay Z. Thomas, owners

of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 928 South Seventh Street, Allentown, PA 18103.

Tax Assessment No. 6406266416-911.

Improvements thereon: Residential Dwelling.

Attorney  
Robert W. Williams, Esquire

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**NO. 40**

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By virtue of a writ of execution No. 2013-C-4206, HSBC Bank USA, N.A., As Indenture Trustee for the Registered Noteholders of Renaissance Home Equity Loan Trust 2006-3 v. Kevin L. Heintzelman a/k/a Kevin Heintzelman, Lori J. Heintzelman a/k/a Lori Heintzelman, owners of property situate in the Township of Washington, Lehigh County, Pennsylvania, being 7335 West Hillcrest Lane, Slatington, PA 18080.

Tax Assessment No. 556221414-275-1.

Improvements thereon: Residential Dwelling House.

Attorneys  
Udren Law Offices, P.C.

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**NO. 41**

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By virtue of a writ of execution No. 2014-C-1992, U.S. Bank National Association, As Trustee for the Pennsylvania Housing Finance Agency v. Israel Collazo, Sr. a/k/a Israel Collazo, owner of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 2011 1/2 W. Green Street, Allentown, PA 18104.

Tax Assessment No. 549721034-063-1.

Improvements thereon: A residential dwelling house.

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

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**NO. 42**

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By virtue of a writ of execution No. 2015-C-0934, U.S. Bank National Association, As Trustee for the Pennsylvania Housing Finance Agency v. Bernard Soto, owner of property situate in the Borough of Alburtis, Lehigh County, Pennsylvania, being 127 West 2nd Street, Alburtis, PA 18011.

Tax Assessment No. 546346408-166-1.

Improvements thereon: A residential dwelling house.

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

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**NO. 43**

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By virtue of a writ of execution No. 2011-C-2747, Wells Fargo Bank, N.A. v. Carlos Abreu-Cabrera, owner of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 952 North 19th Street, Allentown, PA.

Tax Assessment No. 549722185-851-1.

Improvements thereon: Single Family—Twin.

Attorneys  
Denise Carlon, Esquire  
Zucker, Goldberg & Ackerman, LLC

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**NO. 44**

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By virtue of a writ of execution No. 2015-C-0935, U.S. Bank National Association, As Trustee for the Pennsylvania Housing Finance Agency v. Matthew D. Shive, owner of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 934 W. Wyoming Street, Allentown, PA 18103.

Tax Assessment No. 640615068-907-1.

Improvements thereon: A residential dwelling house.

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

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**NO. 45**

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By virtue of a writ of execution No. 2015-C-0516, Key Bank, N.A. v. Gibson Alvino, Griselda Villarini n/k/a Griselda Alvino, owners of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 418 Auburn Street, Allentown, PA 18103.

Tax Assessment No. 640638517-491-1.

Improvements thereon: Residential Dwelling House.

Attorneys  
Udren Law Offices, P.C.

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**NO. 46**

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By virtue of a writ of execution No. 2014-C-2497, Bank of America, N.A. v. Alejandro Torres, owner of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 754 Carldon Street, Allentown, PA 18103.

Tax Assessment No. 640657763-599-1.

Improvements thereon: Residential Dwelling.

Attorneys  
McCabe, Weisberg and Conway, P.C.

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**NO. 47**

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By virtue of a writ of execution No. 2014-C-2328, U.S. Bank National Association, As Trustee, Successor in Interest to Bank of America, National Association As Trustee As Successor by Merger to LaSalle Bank National Association, As Trustee for Certificateholders of Bear Stearns Asset Backed Securities I LLC Asset

Backed Certificates Series 2004-2 v. Jose A. Mendez, Known Surviving Heir of Florencio Mendez, Florencio J. Mendez, Known Surviving Heir of Florencio Mendez, Rolando Mendez, Known Surviving Heir of Florencio Mendez, Luis A.S. Mendez, Known Surviving Heir of Florencio Mendez, Nelson Mendez, Known Surviving Heir of Florencio Mendez, Wanda Enid Mendez, Known Surviving Heir of Florencio Mendez, Maribel Mendez a/k/a Maribel Culp, Known Surviving Heir of Florencio Mendez, Unknown Surviving Heirs of Florencio Mendez, owners of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 417 1/2 North 10th Street, Allentown, PA 18102-5511.

Tax Assessment No. 549781596-693-1.

Improvements thereon: Residential Dwelling.

Attorneys  
McCabe, Weisberg and Conway, P.C.

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**NO. 49**

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By virtue of a writ of execution No. 2015-C-0697, New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing v. Mohammad Moghadassi and Simin Moghadassi, owners of property situate in the Township of Whitehall, Lehigh County, Pennsylvania, being 5220 Lincoln Avenue, Whitehall, PA 18052.

Tax Assessment No. 548978937-397-1.

Improvements thereon: Residential Property.

Attorney  
Michael T. McKeever, Esquire

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**NO. 50**

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By virtue of a writ of execution No. 2015-C-0681, The Bank of New York Mellon fka The Bank of New York, As Trustee (CWALT 2005-10CB) v. Kim A. Mickey and Carol L. Mickey, own-

ers of property situate in the Township of Whitehall, Lehigh County, Pennsylvania, being 4138 North Church Street, Whitehall, PA 18052.

Tax Assessment No. 548938983-927-1.

Improvements thereon: Residential Property.

Attorney  
Michael T. McKeever

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**NO. 51**

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By virtue of a writ of execution No. 2014-C-0056, U.S. Bank National Association As Trustee for the Certificateholders of Citigroup Mortgage Loan Trust Inc. Asset-Backed Pass-Through Certificates Series 2007-AMC1 v. David Richiez a/k/a David G. Richiez and Hector Richiez a/k/a Hector Y. Richiez, owners of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 2605 Arch Street SW, Allentown, PA 18103.

Tax Assessment No. 640503486-081-1.

Improvements thereon: Residential Property.

Attorney  
Michael T. McKeever, Esquire

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**NO. 52**

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By virtue of a writ of execution No. 2015-C-0807, The Bank of New York Mellon fka The Bank of New York, As Trustee for the Certificateholders of the CWABS Inc., Asset-Backed Certificates, Series 2006-16 v. Carlos J. Diaz, owner of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 142 East Union Street, Allentown, PA 18109.

Tax Assessment No. 640771055-787-1.

Improvements thereon: Residential Property.

Attorney  
Michael T. McKeever, Esquire

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**NO. 53**

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By virtue of a writ of execution No. 2004-ML-1335, Northern Lehigh School District v. Edwin L. Ziegler and United States of America, owners of property situate in the Township of Washington, Lehigh County, Pennsylvania, being \*7th Street, Washington Twp., PA.

Tax Assessment No. 555272056-572-1.

Improvements thereon: Vacant Land.

Attorneys  
James R. Wood, Esquire  
Portnoff Law Association, Ltd.

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**NO. 54**

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By virtue of a writ of execution No. 2012-ML-1272, City of Allentown v. Robert C. Parr, Sr. and United States of America, owners of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 212-214 N. Jane Street, Allentown, PA 18109.

Tax Assessment No. 640795929-554-1.

Improvements thereon: Residential Property.

Attorneys  
James R. Wood, Esquire  
Portnoff Law Associations, Ltd.

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**NO. 55**

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By virtue of a writ of execution No. 2014-ML-0854, Parkland School District v. Thomas R. Kuntz, owner of property situate in the Township of North Whitehall, Lehigh County, Pennsylvania, being 4647 Mill Road, Schnecksville, PA 18078.

Tax Assessment No. 545995727-923-1.

Improvements thereon: Residential Property.

Attorneys  
James R. Wood, Esquire  
Portnoff Law Associates, Ltd.



**NO. 56**

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By virtue of a writ of execution No. 2014-ML-2837, Allentown School District v. 826 N. 7th St. Corp., owner of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 826 N. 7th Street, Allentown, PA 18102.

Tax Assessment No. 549794268-757-1.

Improvements thereon: Commercial Property.

Attorneys  
James R. Wood, Esquire  
Portnoff Law Associates, Ltd.

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**NO. 57**

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By virtue of a writ of execution No. 2013-ML-2345, Allentown School District and Public Asset Management Inc., Assignee of the Allentown School District v. Alexander E. Fernandez and Marlene Fernandez, owners of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 624 N. Mohr Street, Allentown, PA 18102.

Tax Assessment No. 640714320-064-1.

Improvements thereon: Residential Property.

Attorneys  
James R. Wood, Esquire  
Portnoff Law Associates, Ltd.

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**NO. 58**

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By virtue of a writ of execution No. 2014-ML-2193, Whitehall-Coplay School District v. Brian E. Charles and Betsey H. Charles, owners of property situate in the Township of Whitehall, Lehigh County, Pennsylvania, being 3212 Chestnut Street, Whitehall, PA 18052.

Tax Assessment No. 549913146-729-1.

Improvements thereon: Residential Property.

Attorneys  
James R. Wood, Esquire  
Portnoff Law Association, Ltd.

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**NO. 59**

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By virtue of a writ of execution No. 2014-ML-1352, Allentown School District and Public Asset Management Inc., Assignee of the Allentown School District v. Ty Fox, L.L.C., owner of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 826 N. 5th Street, Allentown, PA 18102.

Tax Assessment No. 640705303-829-1.

Improvements thereon: Residential Property.

Attorneys  
James R. Wood, Esquire  
Portnoff Law Associates, Ltd.

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**NO. 60**

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By virtue of a writ of execution No. 2014-ML-2810, Allentown School District v. Ty Fox, L.L.C., owner of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 927 W. Green Street, Allentown, PA 18102.

Tax Assessment No. 549783276-226-1.

Improvements thereon: Residential Property.

Attorneys  
James R. Wood  
Portnoff Law Associates, Ltd.

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**NO. 61**

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By virtue of a writ of execution No. 2014-ML-0978, Northern Lehigh School District v. Randi Bult, owner of property situate in the Township of Washington, Lehigh County, Pennsylvania, being 2934 Scout House Road, Slatington, PA 18080.

LEHIGH LAW JOURNAL

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Tax Assessment No. 555273078-722-1.

Improvements thereon: Residential Property.

Attorneys  
James R. Wood, Esquire  
Portnoff Law Associates

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**NO. 62**

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By virtue of a writ of execution No. 2013-ML-1477, Allentown School District and Public Asset Management Inc., Assignee of the Allentown School District v. John A. Livering, owner of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 232 E. South Street, Allentown, PA 18109.

Tax Assessment No. 640781124-162-1.

Improvements thereon: Residential Property.

Attorneys  
James R. Wood, Esquire  
Portnoff Law Associates, Ltd.

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**NO. 63**

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By virtue of a writ of execution No. 2014-ML-0998, Northwestern Lehigh School District v. Crohel, L.L.C., owner of property situate in the Township of Lynn, Lehigh County, Pennsylvania, being 6799 Madison Street, New Tripoli, PA 18066.

Tax Assessment No. 5429276174-58-1.

Improvements thereon: Commercial Property.

Attorneys  
James R. Wood, Esquire  
Portnoff Law Associates, Ltd.

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**NO. 65**

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By virtue of a writ of execution No. 2014-ML-2806, Allentown School District v. TY Fox, L.L.C., owner of property situate in the City of Allentown, Lehigh County, Pennsylvania,

being 813 W. Greenleaf Street, Allentown, PA 18102.

Tax Assessment No. 549784585-393-1.

Improvements thereon: Residential Property.

Attorneys  
James R. Wood, Esquire  
Portnoff Law Associates, Ltd.

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**NO. 66**

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By virtue of a writ of execution No. 2013-C-650, Green Tree Servicing LLC v. Bruce A. Snyder, owner of property situate in the Township of Lower Macungie, Lehigh County, Pennsylvania, being 6543 Hickory Road, Macungie, PA 18062-8739.

Tax Assessment No. 547419189-163-1.

Improvements thereon: Residential Dwelling.

Attorneys  
Phelan Hallinan  
Diamond & Jones, LLP

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**NO. 67**

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By virtue of a writ of execution No. 2011-C-3748, The Bank of New York Mellon fka The Bank of New York, As Trustee for the Benefit of the Certificateholders of the CWABS Inc., Asset-Backed Certificates, Series 2007-BC3 v. George Shehadeh, owner of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 1047 Fullerton Avenue, Allentown, PA 18102-5025.

Tax Assessment No. 640737227-952-1.

Improvements thereon: Residential Dwelling.

Attorneys  
Phelan Hallinan  
Diamond & Jones, LLP

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**NO. 68**

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By virtue of a writ of execution No. 2014-C-2389, Bank of America, N.A.

v. Christina M. Cooley, owner of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 1976 South 5th Street, Allentown, PA 18103.

Tax Assessment No. 640651554-426-1.

Improvements thereon: Residential Dwelling.

Attorneys  
Phelan Hallinan  
Diamond & Jones, LLP

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**NO. 69**

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By virtue of a writ of execution No. 2014-C-3983, Homebridge Financial Services, Inc. f/k/a Real Estate Mortgage Network, Inc. v. Barbara Blyden, owner of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 23 South Franklin Street, Allentown, PA 18102-4438.

Tax Assessment No. 549678052-502-1.

Improvements thereon: Residential Dwelling.

Attorneys  
Phelan Hallinan  
Diamond & Jones, LLP

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**NO. 70**

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By virtue of a writ of execution No. 2014-C-0719, LSF9 Master Participation Trust v. Bernadette C. Reinert and Richard J. Reinert, owners of property situate in the Township of Lower Macungie, Lehigh County, Pennsylvania, being 2013 Strathmore Drive, Macungie, PA 18062.

Tax Assessment No. 548530276-698-1.

Improvements thereon: Residential Property.

Attorney  
Michael T. McKeever, Esquire

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**NO. 71**

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By virtue of a writ of execution No. 2015-C-0997, Nationstar Mortgage

LLC v. Marino Taveras and Ruth Foster, owners of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 1310 North 19th Street, Allentown, PA 18104.

Tax Assessment No. 549714473-617-1.

Improvements thereon: Residential Dwelling.

Attorney  
Christopher A. DeNardo, Esquire

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**NO. 72**

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By virtue of a writ of execution No. 2015-C-946, Nationstar Mortgage LLC v. Dhandeo Mohabir, owner of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 1414 West Fairview Street, Allentown, PA 18104.

Tax Assessment No. 549677545-153-1.

Improvements thereon: Residential Dwelling.

Attorney  
Christopher A. DeNardo, Esquire

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**NO. 73**

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By virtue of a writ of execution No. 2015-C-0435, First Niagara Bank, N.A. v. Gold Star Management, Corp., owner of property situate in the Borough of Fountain Hill, Lehigh County, Pennsylvania, being 531 South Clewell Street, Fountain Hill, PA.

Tax Assessment No. 642731621-213-1.

Improvements thereon: A commercial/office structure and related improvements.

Attorneys  
Jeffrey G. Trauger, Esquire  
Grim, Biehn & Thatcher

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**NO. 74**

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By virtue of a writ of execution No. 2013-C-1135, Champion Mortgage

LEHIGH LAW JOURNAL

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Company v. Karen L. Bowman, Personal Representative of the Estate of Harold S. Andrews, Deceased and Joann Stoudt, Personal Representative of the Estate of Harold S. Andrews, Deceased, owners of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 2263 Irma Drive, Allentown, PA 18109.

Tax Assessment No. 641931513-362-1.

Improvements thereon: Residential Property.

Attorneys

Powers, Kirn & Associates, LLC

RONALD W. ROSSI  
Sheriff of Lehigh County, PA  
Matthew R. Sorrentino,  
County Solicitor  
Richard Brent Somach,  
Sheriff's Solicitor

Au-28; S-4, 11



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The counselor tells them five years.

*A lawyer tells them one.*

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*A lawyer puts it in writing.*

The judge signs the order.

*A lawyer's work finalizes it.*

They thought they couldn't have a child.

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**\* Dated Material. Do Not Delay. Please Deliver Before Monday, August 31, 2015**