

# Lehigh Law Journal

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No. 90

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Barristers' Club

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The Bar Association of Lehigh County

1114 W. Walnut Street  
Allentown, Pennsylvania 18102

<http://www.lehighbar.org>

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## **NewsLine....March 15, 2024**



PRESENTS LUNCH AND LEARN

### **“NAME, IMAGE, AND LIKENESS IN COLLEGE SPORTS”**

The emergence and rise of Name, Image and Likeness laws and its legal landscape surrounding collegiate athletics will be discussed, as well as the relevant aspects of NIL that transactional lawyers all over the country are being asked to represent athletes and businesses in. Additionally, we will take a look at the current industry as a whole and provide insight on current market trends in the NIL space.

Michael S. Horvath, II, Esquire and Jacob D. Oldaker, Esquire, Members of the Sports Law Group with Gross McGinley, LLP will provide an overview of the legal complexities of the novel NIL (Name, Image, Likeness) space, including support with contract formation and/or negotiation, compliance, and legal advising.

**WHEN: Tuesday, March 26, 2024 at 12:00 noon**

**WHERE: Bar Association of Lehigh County**

**1114 W. Walnut Street, Allentown, PA 18102**

*No charge for LCPA members*

*\$25 for guests      \$10 for students.*

***Please RSVP to Judy Gentile by March 19, 2024***

***at [jag513@lehigh.com](mailto:jag513@lehigh.com)***

This presentation has been approved by the Keystone Alliance of Paralegal Associations for 1 substantive Paralegal CLE credit

### **Bar Admissions Ceremony**

The 2024 Bar Admissions Ceremony will be held on April 12, 2024, at 4:00 p.m. in Courtroom 1A of the Historic Lehigh County Courthouse. All individuals interested in participating must obtain a Bar Admissions Ceremony Information Packet from the Court Administrator's Office in Room 614 or request an electronic copy by sending an e-mail to [kerryturtzo@lehighcounty.org](mailto:kerryturtzo@lehighcounty.org). The packet contains instructions, a sample petition, a sample proposed order, and an application form. The application form must only be completed and returned to the Court Administrator's Office by April 5, 2024. If you prefer to file the application electronically, please send your completed application to [kerryturtzo@lehighcounty.org](mailto:kerryturtzo@lehighcounty.org). Please do not submit the petition and proposed order to Court Administration or to the judges prior to the ceremony. Instead, please bring your petition and proposed order with you to the Bar Admissions Ceremony. Family and friends are welcome.

### ***Cocktail Reception***

*Immediately following the Admissions Ceremony*

***RSVP required no later than Monday, April 8<sup>th</sup> by 4pm***

[kmesch@thebarristersclub.com](mailto:kmesch@thebarristersclub.com)

***The Barristers Club***

*1114 Walnut Street*

*Allentown, PA 18102*

### *NewsLine 3*

#### **BALC CONTINUING LEGAL EDUCATION SCHEDULE**

**To Register: Call: Nancy @ 610.433.6401 Ext: 16 (or)**

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

**April 3: “Eugene V. Debs (1855-1926): The First Person to Run for President from Prison”**

BALC Live Lunch Seminar                      Timeframe: 12:15 PM – 1:15 PM

Presented by: John P. Servis, Esq.

1 Substantive Credit    Tuition: \$45.00 with lunch/\$25.00 without lunch

**April 5: “Online Sports Gambling – A ‘Secret’ Addiction No More”**

BALC Live Lunch Seminar                      Timeframe: 12:15 PM – 1:15 PM

Presented by: Brian S. Quinn, Esq.

1 Ethics Credit    Tuition: \$45.00 with lunch/\$25.00 without lunch

**April 10: “Cyber Security and Fraud Prevention”**

**Same tuition fee – Extra ½ Ethics Credit – Note Timeframe**

BALC Live Lunch Seminar                      Timeframe: 12:15 PM – 1:45 PM

Presented by: Ellen Freedman, CLM

1.5 Ethics Credit    Tuition: \$45.00 with lunch/\$25.00 without lunch

**April 16: “Video Compliance Camp: Session #1”**

Earn up to 2 Ethics and 4 Substantive Credits

Videos at: 9:00AM, 10:10AM, 11:20AM, 12:30PM, 1:40PM, 2:50PM

**April 18: “Title TBD” (Topic: Personal Injury Law)**

BALC Webinar                      Timeframe: 12:00 PM – 1:00 PM

Presented by: Mark Altomose, Esq.

1 Substantive Credit                      Tuition: \$25.00

**April 25: “Religious Liberty and Faith Based Nonprofits: Analyzing the Impacts of State Law”**

BALC Live Lunch Seminar                      Timeframe: 12:15 PM – 1:15 PM

Presented by: Frank DeVito, Esq. and Buddy Lesavoy, Esq.

1 Substantive Credit    Tuition: \$45.00 with lunch/\$25.00 without lunch

**April 26: “Banning Books in Public School Libraries: Protecting Children or Violating the First Amendment?”**

BALC Live Lunch Seminar                      Timeframe: 12:15 PM – 1:15 PM

Presented by: Kathleen Conn, Ph.D., J.D., LL.M

1 Substantive Credit    Tuition: \$45.00 with lunch/\$25.00 without lunch

**April 30: “Video Compliance Camp: Session #2”**

Earn up to 2 Ethics and 4 Substantive Credits

Videos at: 9:00AM, 10:10AM, 11:20AM, 12:30PM, 1:40PM, 2:50PM

## **Attention BALC Members**

Time to Sign Up for Lawyer Referral! The  
LRS Dept. is working hard to  
find your next client!

Email Wendy at [lrs@lehighbar.org](mailto:lrs@lehighbar.org) for your  
application!

## **NOTICE TO THE BAR**

President Judge Johnson's weekly walk-in civil motions  
scheduled for March 26, 2024, are cancelled

President Judge Johnson's weekly walk-in civil motions  
scheduled for April 16, 2024, are cancelled

Follow us on



The BALC Facebook page is  
updated regularly with meeting reminders and event  
notices, and includes photo albums, discussion  
boards, links, and much more. "Like" us at  
[www.facebook.com/BarAssociationLehighCounty](http://www.facebook.com/BarAssociationLehighCounty)

HIGH HOTELS vs.  
SOUTHERN LEHIGH SCHOOL DISTRICT

*Tax Assessment—Prejudice.*

High Hotels LTD owned real property in Upper Saucon Township. The property was assessed at \$10,021,000.00, and High Hotels appealed, the Board of Assessment Appeals affirmed, and High Hotels filed a Petition for Review to the Court, but voluntarily discontinued the review. Southern Lehigh School District intervened, arguing that the fair market value of the property was \$15,400,000.00 and that it would be prejudiced if the Review was discontinued.

The Board of Assessment appeals has the inherent authority to either raise, lower, or sustain the valuation of the assessment. An intervenor challenging a tax assessment must first appeal to the board for a determination of the assessment, before appealing to the Court. The Court cannot review a ruling where none exists.

The Court denied Southern Lehigh's motion to strike the Praeceptum to Discontinue. There was no prejudice due to the time, funds and effort in litigating the matter, because they were not an original party to the Petition, and they participated by preference. It was not prejudiced because it sought an assessment of the Property, because it failed to first appeal to the Board.

In the Court of Common Pleas of Lehigh County, Pennsylvania—Civil Division. No. 2021-C-2819. High Hotels LTD, Petitioner vs. Southern Lehigh School District, Intervenor vs. Upper Saucon Township, Lehigh County Board of Assessment Appeals, and Lehigh County, Respondents.

BRIAN A. FOWLER, ESQUIRE, on behalf of the Petitioner.

SHARON W. MONTAYNE, ESQUIRE, GARY H. DADAMO, ESQUIRE and JASON SAM, ESQUIRE, on behalf of the Respondent, Southern Lehigh School District.

LUCAS J. REPKA, ESQUIRE, on behalf of the Respondent, Lehigh County.

REBECCA J. PRICE, ESQUIRE, on behalf of the Respondent, Lehigh County Board of Assessment Appeals.

MEMORANDUM OPINION

JOHNSON, *P.J.*, April 20, 2023.

I. INTRODUCTION

Before the Court for consideration is the oral motion of Southern Lehigh School District (“Intervenor”) to strike the Prae-

cipe To Discontinue The Petition For Review Of Real Estate Assessment filed November 17, 2021 by High Hotels, LTD (“Petitioner”). For the following reasons, Intervenor’s motion is denied.

Petitioner is the owner of the premises known as Pin No. 641551184529, Parnum 2, located at 3800 West Drive, Upper Saucon Township, Lehigh County, Pennsylvania (“Property”). In 2021, the Petitioner was informed that the assessment for the Property for the year 2022 was fixed to the amount of \$10,021,000.00. The Petitioner appealed that assessment to the Board of Assessment Appeals of Lehigh County (“Board”) and, after a hearing, the Board affirmed the assessment. The Petitioner then filed a timely petition for review. Intervenor filed a notice of intervention on December 14, 2021.

Intervenor challenges the Petitioner’s appraisal report created by The Flynn Group Valuation Advisory Services that concluded that the Property had a fair market value of \$10,150,000.00 for the 2022 Tax year as of August 1, 2021. Intervenor argues that the Petitioner’s appraisal report does not reflect the true fair market value of the Property and offers its own appraisal report that states the fair market value of the Property for 2022 is \$15,400,000.00 as of August 1, 2021. The Intervenor argues that it will be prejudiced if the Praecipe To Discontinue The Petition For Review Of Real Estate Assessment filed November 17, 2021 is not stricken and Intervenor is not permitted to proceed to hearing and attempt to prove that the fair market value of the Property for 2022 and 2023 would result in higher assessed values for those two (2) years.

## II. DISCUSSION

We will divide the Intervenor’s argument into two (2) categories.

A. The Intervenor argues that the voluntary discontinuance of the Petitioner’s tax appeal will prejudice the Intervenor because the Intervenor expended time, funds, and effort to litigate this matter. This argument is unpersuasive.

First, the Intervenor is a party to this litigation simply because of its own preference. In other words, the Intervenor could have



chosen to not intervene. In that situation, the Intervenor would not have incurred the costs of litigation which the Intervenor undoubtedly knew it would experience by intervening. Now, the Intervenor cannot complain it is being prejudiced for not being able to litigate an issue it incurred costs to litigate when it was not an original party to the Petition For Review.

Second, by the Petitioner voluntarily discontinuing its tax appeal, the Intervenor is put in the same position it would have been in had the Court heard the tax appeal and affirmed the Board's decision. The Intervenor is in that position now, because the assessment that the Petitioner challenged remains the *status quo* by virtue of the voluntary discontinuance.

B. The Intervenor argues that it would be prejudiced by a discontinuance of this case because it seeks an assessment of the Property that is higher than the 2022 assessment. This does not constitute prejudice in these circumstances. If the Intervenor intended to litigate this case to seek a higher assessment, then it was required to first appeal to the Board for a determination of the 2022 assessment before appealing to this Court. See *School District of Loyalsock v. Peters*, 46 A.2d 31, 32 (Pa. Super. 1946). The Intervenor did not do that. For that reason alone, the Intervenor's contention that it will be prejudiced is meritless.

In essence, the Intervenor seeks to appeal the initial assessment of the Property for the year 2022 before this Court. The Board, and not this Court, is the proper forum to appeal an initial assessment. The Board has the inherent authority to either raise, lower, or sustain the valuation of the assessment. The Intervenor did not appear before the Board to challenge the 2022 assessment. The Board could not rule on a challenge that was not made and the Intervenor cannot bring before this Court a challenge to a ruling when none exists. Because the Intervenor has not exhausted all the remedies available to it, the Intervenor has incurred no prejudice nor has the Intervenor been deprived of any right to challenge the assessment of the Board. See *Loyalsock*, 46 A.2d at 32.

The Intervenor argues that the 2023 tax year is now also at issue and that argument is dismissed for the same reasons set forth above.

III. CONCLUSION

For the reasons set forth above, the Intervenor’s oral motion to strike the Petitioner’s praecipe to discontinue is DENIED.

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ORDER

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**AND NOW**, this 20th day of April 2023; upon consideration of Southern Lehigh School District’s (“Intervenor”) oral motion to strike the Praecipe To Discontinue The Petition For Review Of Real Estate Assessment made on April 13, 2023 and for the reasons set forth in the accompanying Memorandum Opinion;

IT IS ORDERED that said motion 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**

**Adam, Harriet W. a/k/a Harriet Wagner Adam, dec'd.**

Late of Allentown.

Co-Executors: Melissa A. Wagner and Bruce Wagner c/o Noonan Law Office, 526 Walnut Street, Allentown, PA 18101-2394.

Attorneys: Noonan Law Office, 526 Walnut Street, Allentown, PA 18101-2394.

**Baines, Christopher Michael, dec'd.**

Late of New Tripoli.

Administratrix: Lori Ann Baines c/o Noonan Law Office, 526 Walnut Street, Allentown, PA 18101-2394.

Attorneys: Noonan Law Office, 526 Walnut Street, Allentown, PA 18101-2394.

**Baker, Joan P. a/k/a Joan Baker, dec'd.**

Late of Lehigh County.

Executor: Ronald R. Baker c/o Reich & Furst Law Offices, 121

N. Cedar Crest Blvd., Ste. B, Allentown, PA 18104.

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

**Barclay, Gladys A. a/k/a Gladys Ann Barclay, dec'd.**

Late of Allentown.

Executor: Todd D. Barclay a/k/a Todd David Barclay c/o Prokup & Swartz, 7736 Main Street, Fogelsville, PA 18051.

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

**Bradford, Michael E., dec'd.**

Late of Lower Milford Township.

Executor: Frank R. Santora, 4999 Baus Road, East Greenville, PA 18041.

Attorney: Jeffrey C. Karver, Esquire, 7 E. Philadelphia Ave., Boyertown, PA 19512.

**Campbell, Sally R., dec'd.**

Late of Upper Saucon Twp.

Executrix: Marjorie R. Guroff c/o Maureen A. Gorman, Esq., 111 N. 6th St., P.O. Box 679, Reading, PA 19603.

Attorneys: Maureen A. Gorman, Esquire, Stevens & Lee, 111 N. 6th St., P.O. Box 679, Reading, PA 19603.

**Clarke, Thomas Lee, dec'd.**

Late of Allentown.

Administrators: Joseph Busolits and Sharon Busolits c/o Robert Pandaleon, Esquire, Attorney at Law, 847 N. Wahneta St., Allentown, PA 18109. Attorney: Robert Pandaleon, Esquire, Attorney at Law, 847 N. Wahneta St., Allentown, PA 18109.

**Daniels, Betty J.,** dec'd.

Late of Lehigh County.  
Executrix: Deborah Sicher c/o  
Reich & Furst Law Offices, 121  
N. Cedar Crest Blvd., Ste. B,  
Allentown, PA 18104.  
Attorneys: Carolyn Frisoli  
Furst, Esq., Reich & Furst Law  
Offices, 121 N. Cedar Crest  
Blvd., Ste. B, Allentown, PA  
18104, (610) 433-2430.

**Henderson, Ronald J.,** dec'd.

Late of Schnecksville.  
Executrix: Roberta I. Henderson  
c/o The Roth Law Firm, P.O.  
Box 4355, Allentown, PA 18105.  
Attorneys: Robert B. Roth, Es-  
quire, The Roth Law Firm, P.O.  
Box 4355, Allentown, PA 18105.

**Hock, Dorothea M.,** dec'd.

Late of the City of Bethlehem.  
Executors: Heidi Louise Focht,  
3542 Sutton Place, Bethlehem,  
PA 18020 and Robert Douglas  
Hock, 1239 Shelbourne Drive,  
Bethlehem, PA 18018.  
Attorney: Victor E. Scomillio,  
1216 Linden Street, P.O. Box  
1409, Bethlehem, PA 18016.

**Ivins, Shirley J.,** dec'd.

Late of Allentown.  
Executrix: Fay M. Johnson c/o  
Deborah Jean DeNardo, Es-  
quire, 1809 Washington Blvd.,  
Easton, PA 18042-4634.  
Attorney: Deborah Jean De-  
Nardo, Esquire, 1809 Washing-  
ton Blvd., Easton, PA 18042-  
4634.

**Kuhns, Gary C.,** dec'd.

Late of Coplay.  
Administrator: Dennis R.  
Kuhns, 302 Jennifer Ln., Exton,  
PA 19341.  
Attorneys: Curtis C. Creveling,  
Esq., Cappellini Law, 4525

Spring Hill Dr., Ste. 4,  
Schnecksville, PA 18078, (610)  
435-8711.

**Labenberg, William Scott a/k/a  
W. Scott Labenberg,** dec'd.

Late of 819 N. 32nd Street, Al-  
lentown.  
Personal Representative: Wil-  
liam Z. Labenberg c/o James A.  
Ritter, Esquire, 111 E. Harrison  
St., Suite 2, Emmaus, PA  
18049-2916.  
Attorney: James A. Ritter, Es-  
quire, 111 E. Harrison St., Suite  
2, Emmaus, PA 18049-2916.

**Meluskey, Sherry K. a/k/a  
Sherry Kay Meluskey,** dec'd.

Late of Center Valley/Upper  
Saucon Twp.  
Executors: Kimberly Baba,  
2718 Jean Ct., Coplay, PA  
18037 and James Meluskey,  
1743 Station Ave., Center Val-  
ley, PA 18034.

**Metzger, Brenda A.,** dec'd.

Late of the Township of Lowhill.  
Administrator: Terry Robert  
Metzger, 6279 Kernsville Road,  
Orefield, PA 18069.  
Attorney: Paul J. Harak, Es-  
quire, 1216 Linden Street, P.O.  
Box 1409, Bethlehem, PA  
18016.

**Montoney, Dale R.,** dec'd.

Late of 803 N. Wahneta Street,  
Allentown.  
Personal Representative: Elaine  
S. Breiner c/o R. Nicholas Nan-  
ovic, Esquire, Gross McGinley,  
LLP, 33 S. 7th Street, P.O. Box  
4060, Allentown, PA 18105-  
4060.  
Attorneys: R. Nicholas Nanovic,  
Esquire, Gross McGinley, LLP,  
33 S. 7th Street, P.O. Box 4060,  
Allentown, PA 18105-4060.

**Mosko, Gladys M.,** dec'd.

Late of Coopersburg Borough.  
Executor: Michael Mosko c/o  
Eric R. Strauss, Esquire, Worth,  
Magee & Fisher, P.C., 2610  
Walbert Avenue, Allentown, PA  
18104.

Attorneys: Eric R. Strauss, Es-  
quire, Worth, Magee & Fisher,  
P.C., 2610 Walbert Avenue,  
Allentown, PA 18104.

**Motsko, Michael, Jr.,** dec'd.

Late of the Township of White-  
hall.

Executrix: Antoinette L. Shoe-  
maker c/o George M. Vasiliadis,  
Esquire, Vasiliadis Pappas As-  
sociates LLC, 2551 Baglyos  
Circle, Suite A-14, Bethlehem,  
PA 18020.

Attorneys: George M. Vasiliadis,  
Esquire, Vasiliadis Pappas As-  
sociates LLC, 2551 Baglyos  
Circle, Suite A-14, Bethlehem,  
PA 18020.

**Nutting, Elizabeth C.,** dec'd.

Late of Allentown.

Executor: Robert E. Nutting, Jr.  
c/o Kathleen M. Collins, Es-  
quire, 1125 S. Cedar Crest  
Boulevard, Suite 205, Allen-  
town, PA 18103.

Attorney: Kathleen M. Collins,  
Esquire, 1125 S. Cedar Crest  
Boulevard, Suite 205, Allen-  
town, PA 18103.

**Schuler, Richard P., Jr. a/k/a  
Richard P. Schuler a/k/a  
Richard Peter Schuler, Jr.,**  
dec'd.

Late of Emmaus Borough.

Co-Administrators: Bryan C.  
Schuler and Eric Scott Schuler.  
Attorneys: Michelle M. Forsell,  
Esq., Wolf, Baldwin & Associ-  
ates, P.C., 570 Main Street,  
Pennsburg, PA 18073.

**SECOND PUBLICATION**

**Ascani, Berniece K.,** dec'd.

Late of Salisbury Township.

Administratrix: Shannan  
Ianovalle c/o The Roth Law  
Firm, P.O. Box 4355, Allentown,  
PA 18105.

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

**Berger, Gerald William,** dec'd.

Late of the City of Bethlehem.

Executrix: Patricia A. Berger c/o  
Dionysios C. Pappas, Esquire,  
Vasiliadis Pappas Associates  
LLC, 2551 Baglyos Circle, Suite  
A-14, Bethlehem, PA 18020.

Attorneys: Dionysios C. Pappas,  
Esquire, Vasiliadis Pappas As-  
sociates LLC, 2551 Baglyos  
Circle, Suite A-14, Bethlehem,  
PA 18020.

**Bethea, Michele L.,** dec'd.

Late of Bethlehem City.

Administratrix: Analexia Shar-  
rone Bethea c/o Kelly C. Hayes,  
Esq., 30 Cassatt Ave., Berwyn,  
PA 19312.

Attorneys: Kelly C. Hayes, Es-  
quire, McAndrews, Mehalick,  
Connolly, Hulse & Ryan, P.C.,  
30 Cassatt Ave., Berwyn, PA  
19312.

**Braunstein, Marilyn K.,** dec'd.

Late of South Whitehall Town-  
ship, City of Allentown.

Executor: Richard A. Zettle-  
moyer, 557 Parkside Court,  
Allentown, PA 18104.

**Bryan, Guy W., Jr. a/k/a Bill  
Bryan a/k/a Guy William  
Bryan, Jr.,** dec'd.

Late of Allentown.

Administratrix: Patricia A. Bry-  
an.

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

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**Carlson, Olga a/k/a Olga M. Carlson**, dec'd.

Late of New Tripoli.

Executor: Alan J. Carlson, 179 S. Reindeer Road, Surfside Beach, SC 29575.

Attorneys: Brian R. Ott, Esquire, Barley Snyder, 2755 Century Boulevard, Wyomissing, PA 19610.

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**Dillman, Joanne Marie a/k/a Joanne M. Dillman**, dec'd.

Late of 4438 Grey Wolf Lane, Orefield.

Personal Representative: Ralph Juchheim c/o R. Nicholas Nanovic, Esquire, Gross McGinley, LLP, 33 South 7th Street, P.O. Box 4060, Allentown, PA 18105-4060.

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

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**Eslinger, Doris A.**, dec'd.

Late of Macungie.

Executor: Daniel H. Eslinger, 4235 Briarcliff Road, Allentown, PA 18104.

Attorney: Mark R. Sprow, Esquire, 9 East Lancaster Avenue, Shillington, PA 19607.

---

**Frees, Robert J. a/k/a Robert Joseph Frees**, dec'd.

Late of 6124 Hilltop Road, Upper Macungie Township.

Personal Representative: Michelle L. Cilmi c/o R. Nicholas Nanovic, Esquire, Gross McGinley, LLP, 33 South 7th Street, P.O. Box 4060, Allentown, PA 18105-4060.

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

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**Harper, Joyce Marie**, dec'd.

Late of Allentown.

Executrix: Essence Harper, 110 6th Street, Whitehall, PA 18052.

Attorney: Marc Kranson, Esquire, 523 Walnut Street, Allentown, PA 18101.

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**Husek, Gisela C.**, dec'd.

Late of Bethlehem.

Executrix: Terry Ann Ward c/o The Roth Law Firm, P.O. Box 4355, Allentown, PA 18105.

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

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**Lawler, James I.**, dec'd.

Late of Allentown.

Executrix: Kathryn E. McAuley c/o Sally L. Schoffstall, Esquire, Schoffstall Elder Law, 2987 Corporate Court, Suite 200, Orefield, PA 18069.

Attorneys: Sally L. Schoffstall, Esquire, Schoffstall Elder Law, 2987 Corporate Court, Suite 200, Orefield, PA 18069.

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**Mikitka, Amelia K.**, dec'd.

Late of Schnecksville.

Executor: James Brian Mikitka c/o Sally L. Schoffstall, Esquire, Schoffstall Elder Law, 2987 Corporate Court, Suite 200, Orefield, PA 18069.

Attorneys: Sally L. Schoffstall, Esquire, Schoffstall Elder Law, 2987 Corporate Court, Suite 200, Orefield, PA 18069.

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**Romig, Patricia C.**, dec'd.

Late of Allentown.

Administrators: Virginia L. Ziegler and Michael D. Romig c/o Lisa M. Spitale, Esquire,

680 Wolf Avenue, Easton, PA 18042.

Attorney: Lisa M. Spitale, Esquire, 680 Wolf Avenue, Easton, PA 18042.

---

**Ryder, Robert D. a/k/a Robert Daniel Ryder, dec'd.**

Late of N. Whitehall Twp.

Administratrix: Sonya Leigh DeFazio a/k/a Sonya DeFazio c/o Stephanie M. Shortall, Esq., Bailiwick Office Campus, 252 W. Swamp Rd., #15, Doylestown, PA 18901.

Attorneys: Stephanie M. Shortall, Esquire, Drake, Hileman & Davis, Bailiwick Office Campus, 252 W. Swamp Rd., #15, Doylestown, PA 18901.

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**Sherer, Mary Ann E., dec'd.**

Late of the Borough of Fountain Hill.

Administrator: Matthew J. Sherer c/o Lori Gardiner Kreglow, Esquire, 18 East Market Street, P.O. Box 1961, Bethlehem, PA 18016-1961.

Attorney: Lori Gardiner Kreglow, Esquire, 18 East Market Street, P.O. Box 1961, Bethlehem, PA 18016-1961.

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**Stephens, Rita A., dec'd.**

Late of South Whitehall Township.

Executrix: Janice Stephens c/o Michael D. Recchiuti, Esquire, 60 West Broad Street, Suite 303, Bethlehem, PA 18018.

Attorney: Michael D. Recchiuti, Esquire, 60 West Broad Street, Suite 303, Bethlehem, PA 18018.

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**Weisbach, Becky A., dec'd.**

Late of Whitehall Twp.

Executor: Paul J. Weisbach c/o Stephanie M. Shortall, Esq.,

Bailiwick Office Campus, 252 W. Swamp Rd., #15, Doylestown, PA 18901.

Attorneys: Stephanie M. Shortall, Esquire, Drake, Hileman & Davis, Bailiwick Office Campus, 252 W. Swamp Rd., #15, Doylestown, PA 18901.

**THIRD PUBLICATION**

**Bauman, Helen K., dec'd.**

Late of 7625 St. Peters Road, Upper Macungie Township.

Executor: Damian Bauman c/o The Roth Law Firm, 123 North Fifth Street, Allentown, PA 18102.

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

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**Borrell, William P., dec'd.**

Late of the Township of Lower Macungie.

Executor: Craig A. Borrell a/k/a Craig Allen Borrell c/o Bradford D. Wagner, Esquire, 662 Main Street, Hellertown, PA 18055-1726.

Attorney: Bradford D. Wagner, Esquire, 662 Main Street, Hellertown, PA 18055-1726, (610) 838-6563.

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**Brugnoli, Janice L. a/k/a Janice Lou Brugnoli, dec'd.**

Late of Allentown.

Executor: Adam L. Brugnoli, 101 Chefield Court, Douglassville, PA 19518.

Attorney: Russell E. Farbiarz, Esq., 64 N. 4th Street, Hamburg, PA 19526.

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**Burns, William, dec'd.**

Late of Allentown.

Executor: Francis Burns, 1117 Brians Way, Wayne, PA 19087.



**De Roman, Martina Sanchez,**  
dec'd.

Late of Allentown.

Executrix: Ana B. Sanchez c/o  
Constantine M. Vasiliadis, Esq.,  
Kolb, Vasiliadis, Florenz & Rec-  
chiuti, LLC, 60 W. Broad Street,  
Suite 303, Bethlehem, PA  
18018-5721.

Attorneys: Constantine M.  
Vasiliadis, Esq., Kolb, Vasilia-  
dis, Florenz & Recchiuti, LLC,  
60 W. Broad Street, Suite 303,  
Bethlehem, PA 18018-5721.

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**Gaugler, Carmen,** dec'd.

Late of Allentown.

Co-Executrices: Diana del Car-  
men Krupka and Anna Marie  
Wursta c/o Fitzpatrick Lentz &  
Bubba, P.C., Two City Center,  
645 West Hamilton Street, Suite  
800, Allentown, PA 18101.

Attorneys: Fitzpatrick Lentz &  
Bubba, P.C., Two City Center,  
645 West Hamilton Street, Suite  
800, Allentown, PA 18101.

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**Hammel, Robert A. a/k/a Robert  
Alan Hammel,** dec'd.

Late of S. Whitehall Twp.

Executors: Bonnie S. Hammel  
and Eric R. Hague, 30 S. 17th  
St., Philadelphia, PA 19103.

Attorneys: Eric R. Hague, Es-  
quire, Duane Morris LLP, 30 S.  
17th St., Philadelphia, PA  
19103.

---

**Keefer, Eleanor A.,** dec'd.

Late of Allentown.

Administratrix: Allison Keefer  
Lurio c/o Eric R. Strauss, Es-  
quire, Worth, Magee & Fisher,  
P.C., 2610 Walbert Avenue,  
Allentown, PA 18104.

Attorneys: Eric R. Strauss, Es-  
quire, Worth, Magee & Fisher,  
P.C., 2610 Walbert Avenue,  
Allentown, PA 18104.

**Kelenski, Michael a/k/a Michael**

**Edmund Kelenski,** dec'd.

Late of Upper Macunige Twp.

Administratrix: Julia Ann Kel-  
enski, 1715 Lotus Dr., Orefield,  
PA 18069.

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**Leibensperger, Dawn,** dec'd.

Late of Allentown.

Executors: James Leiben-  
sperger, 182 Gallagher Rd.,  
Whitehall, PA 18052 and Mi-  
chele Williams, 92 Leisure Lane,  
Northampton, PA 18067.

---

**Marsh, Bruce D.,** dec'd.

Late of Allentown.

Administrator: William H.  
Marsh, Jr. c/o The Roth Law  
Firm, P.O. Box 4355, Allentown,  
PA 18105.

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

---

**Pecuch, Stephen A.,** dec'd.

Late of the City of Allentown.

Administratrix C.T.A.: Kathleen  
S. Pecuch c/o Stanley M. Vasil-  
iadis, Esquire, Vasiliadis Pap-  
pas Associates LLC, 2551 Bag-  
lyos Circle, Suite A-14, Beth-  
lehem, PA 18020.

Attorneys: Stanley M. Vasilia-  
dis, Esquire, Vasiliadis Pappas  
Associates LLC, 2551 Baglyos  
Circle, Suite A-14, Bethlehem,  
PA 18020.

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**Pecuch, Stephen A.,** dec'd.

Late of the City of Allentown.

The Stephen A. Pecuch Revo-  
cable Trust dated June 28,  
2006.

Settlor: Steven A. Pecuch.

Trustee: Kathleen S. Pecuch c/o  
Stanley M. Vasiliadis, Esquire,  
Vasiliadis Pappas Associates  
LLC, 2551 Baglyos Circle, Suite  
A-14, Bethlehem, PA 18020.



Attorneys: Stanley M. Vasiliadis, Esquire, Vasiliadis Pappas Associates LLC, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020.

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**Pennebacker, Abraham D. a/k/a Abraham Daniel Pennebacker,** dec'd.

Late of Zionsville.

Executor: David C. Pennebacker 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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**Peters, Elaine H.,** dec'd.

Late of Allentown.

Executrix: Geanine Schall c/o Jeffrey F. Hussar, Esquire, 946 Third Street, Whitehall, PA 18052.

Attorney: Jeffrey F. Hussar, Esq., 946 Third Street, Whitehall, PA 18052.

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**Romanic, Mary A.,** dec'd.

Late of Allentown.

Executor: Paul S. Romanic c/o The Roth Law Firm, P.O. Box 4355, Allentown, PA 18105.

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

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**Schiffert, Jean O.,** dec'd.

Late of South Whitehall Twp.

Executrix: Dawn A. Elliott c/o Joseph P. Yannuzzi, Esquire, 211 W. Broad Street, Bethlehem, PA 18018-5517.

Attorney: Joseph P. Yannuzzi, Esquire, 211 W. Broad Street, Bethlehem, PA 18018-5517.

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**Solt, Franklin R.,** dec'd.

Late of the Borough of Slatington.

Executrix: Iris M. Fogelman a/k/a Iris Fogelman c/o Keith W. Strohl, Esquire, Steckel and Stopp LLC, 125 S. Walnut Street, Suite 210, Slatington, PA 18080.

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

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**Spengler, Linda R.,** dec'd.

Late of the City of Allentown.

Executor: Keith R. Spengler, 753 Wood Street, Bethlehem, PA 18018.

Attorney: Kristofer M. Metzger, Esquire, 6666 Passer Rd., Suite #3, Coopersburg, PA 18036-1258.

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**CORPORATE FICTITIOUS  
NAME NOTICE**

NOTICE IS HEREBY GIVEN, pursuant to the provisions of Act 295 of 1982, as amended, of intention to file, or the filing of, in the Office of the Secretary of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, a certificate for the conduct of a business in Pennsylvania, under the assumed or fictitious name, style or designation of

Name: **REVIVE WELLNESS AND COUNSELING** with its principal place of business at: 1011 Brookside Road, Suite 240, Allentown, PA 18106.

The name and address of the entity owning or interested in said business are: Root to Revive Counseling, LLC, 1011 Brookside Road, Suite 240, Allentown, PA 18106.

The certificate will be filed on or after February 15, 2024.

LIA K. SNYDER, ESQ.

REBECCA M. YOUNG, ESQ.

YOUNG & YOUNG

119 E. Main Street  
Macungie, PA 18062

M-15

NOTICE OF INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed on January 17, 2024, pursuant to the provisions of the Pennsylvania Non-profit Corporation Law of 1988, as amended, by the following corporation named:

LEO'S LEAGUE  
PEDIATRIC CANCER FUND  
FITZPATRICK LENTZ & BUBBA, P.C.  
Two City Center  
645 West Hamilton Street  
Suite 800  
Allentown, PA 18101

M-15

NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE

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

NO.: 2019-C-2221

Mortgage Assets Management, LLC  
vs.

Susan Keramas, as Known Heir of  
The Estate of Rita Gerlach a/k/a  
Rita F. Gerlach, Edward Gerlach,  
as Known Heir of The Estate of Rita  
Gerlach a/k/a Rita F. Gerlach,  
Laurie Nemesch, as Known Heir of  
Rita Gerlach a/k/a Rita F. Gerlach,  
Valarie Young, as Known Heir of  
The Estate of Rita Gerlach a/k/a  
Rita F. Gerlach

You are hereby notified that Plaintiff, Mortgage Assets Management, LLC filed an Action in Mortgage Foreclosure endorsed with a Notice to Defend, in the Court of Common Pleas of Lehigh County, Pennsylvania, docketed to No. 2019-C-2221, seeking to foreclose the mortgage secured by the real estate located at 1813 Woodmont Drive, Bethlehem, PA 18018.

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

appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.  
LAWYER REFERRAL SERVICE  
Pennsylvania Lawyer Referral Service  
Pennsylvania Bar Association  
P.O. Box 186  
Harrisburg, PA 17108  
(800) 692-7375

M-15

CHANGE OF NAME NOTICE

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

NO. A-2024-0013

NOTICE IS HEREBY GIVEN that on March 4, 2024 the Petition of Sadie K. Gatch for a Change of Name has been filed in the above named Court, praying for a Decree to change the name of Petitioner from Sadie K. Gatch to Sadie K. Renner.

The Court has fixed April 26, 2024 at 10:30 A.M. in Courtroom No. 2A, Lehigh County Courthouse, Allentown, Pennsylvania, as the date and place for the hearing on 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.

KELLIE RAHL-HEFFNER, ESQ.  
P.O. Box 4060  
Allentown, PA 18101

M-15

## LEHIGH LAW JOURNAL

### CHANGE OF NAME NOTICE

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

NO. 2024-C-0587

NOTICE IS HEREBY GIVEN that on February 26, 2024 the Petition of Angelo Angelino Baccala, Jr. has been filed in the above named Court, praying for a Decree to change the name of the minor child from Angelo Nicholas Baccala to Angelo Angelino Baccala, III.

The Court has fixed Friday, April 26, 2024 at 9:30 A.M. in Courtroom No. 5B, Lehigh County Courthouse, Allentown, Pennsylvania, as the date and place for the hearing on 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.

M-15



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**PERIODICAL PUBLICATION**

**\* Dated Material. Do Not Delay. Please Deliver Before Tuesday, March 18, 2024**

THE COURT

The Hon. J. Brian Johnson, President Judge  
The Hon. Robert L. Steinberg, Judge  
The Hon. James T. Anthony, Judge  
The Hon. Michele A. Varricchio, Judge  
The Hon. Douglas G. Reichley, Judge  
The Hon. Melissa T. Pavlack, Judge  
The Hon. Anna-Kristie M. Marks, Judge  
The Hon. Thomas M. Caffrey, Judge  
The Hon. Thomas A. Capehart, Judge  
The Hon. Zachary J. Cohen, Judge  
  
The Hon. Carol K. McGinley, Senior Judge  
The Hon. Edward D. Reibman, Senior Judge  
The Hon. Kelly L. Banach, Senior Judge

LEHIGH LAW JOURNAL  
(USPS 309560)

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