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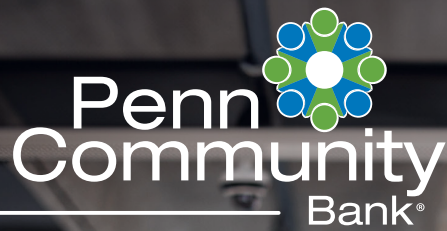
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NewsLine...November 14, 2025

SEEKING FULL-TIME JUVENILE HEARING OFFICER (ATTORNEY IV)

COURT OF COMMON PLEAS OF LEHIGH COUNTY

Position Description: Working under the general guidance and direction of the Administrative Judge of the Juvenile Division, the Administrative Judge of Juvenile Dependency and the District Court Administrator, a Juvenile Hearing Officer presides over court proceedings in juvenile delinquency and juvenile dependency matters and generates findings and recommendations to the respective Administrative Judges.

Position Duties and Responsibilities:

- Review pleadings, expert reports, discovery materials, court files, and other juvenile related documentation.
- Prepare for and conduct pre-adjudication, adjudication, and disposition hearings.
- Draft findings, recommendations, correspondences, and related documents.
- Perform legal research.
- Communicate with judges, lawyers, OCYS, providers, and court staff as necessary.

Requirements and Qualifications:

- Juris Doctor (JD) from an accredited law school.
- Member of Pennsylvania Bar
- Licensed to practice law for at least five (5) consecutive years and completed six (6) hours of Continuing Legal Education in various areas of juvenile delinquency and dependency law.
- Criminal background check and Child Line check.
- Prior experience in juvenile delinquency and dependency cases.
- Strong written and verbal skills.
- Accurate and precise attention to detail.
- Ability to be courteous and patient and display proper judicial temperament.

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Interested candidates should send a cover letter and resume to District Court Administrator Kerry Turtzo via e-mail at kerryturtzo@lehighcounty.org.

Newsline 2

BALC CONTINUING LEGAL EDUCATION SCHEDULE

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Email: cle@lehighbar.org

November 13: "AI Tools for Legal Practice: Advanced Applications and Ethical Boundaries"

BALC Live Lunch Seminar and Webinar 1 Ethics Credit

Timeframe: 12:15 PM – 1:15 PM

In-Person Tuition: \$47.00 with lunch / \$30.00 without lunch

Webinar Tuition: \$30.00

December 4: "Be it Resolved...Striving for a (Realistic) Work/Life Balance in 2026"

BALC Live Lunch Seminar and Webinar 1 Ethics Credit

Timeframe: 12:15 PM – 1:15 PM

In-Person Tuition: \$47.00 with lunch / \$30.00 without lunch

Webinar Tuition: \$30.00

December 9: "Ellen's Top Practice Management Tips"

BALC Live Lunch Seminar and Webinar 1 Ethics Credit

Timeframe: 12:15 PM – 1:15 PM

In-Person Tuition: \$47.00 with lunch / \$30.00 without lunch

Webinar Tuition: \$30.00

December 11: "Video Compliance Camp – Session #1"

Earn up to 2 Ethics and 4 Substantive Credits in one day

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

Tuition: \$35.00 per video

December 16: "Video Compliance Camp – Session #2"

Earn up to 2 Ethics and 4 Substantive Credits in one day

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

Tuition: \$35.00 per video

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This is a guide to help you decide what type of CLE program you would like to attend.

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To register, email: cle@lehighbar.org

BALC Live Lunch Seminar and Webinar you choose which format you would like to attend (see above).

To register, email: cle@lehighbar.org

All **Video Compliance Camp** seminars are attended in person at BALC. To register, email: cle@lehighbar.org

Any questions, Email Nancy @ cle@lehighbar.org

Notice to the Bar

Judge Cohen's weekly civil walk-in motions scheduled for **Thursday, May 14, 2026**, is cancelled.

Judge Michele A. Varricchio's weekly walk-in civil motions court for **November 26, 2025** is cancelled.

Judge Michele A. Varricchio's weekly walk-in civil motions court for **December 10, 2025**, is cancelled.

Judge Michele A. Varricchio's weekly walk-in civil motions court for **December 24, 2025** is cancelled.

Judge Michele A. Varricchio's weekly walk-in civil motions court for **December 31, 2025** is cancelled.

COMMONWEALTH OF PENNSYLVANIA vs.
SHAWN DAVIS, DEFENDANT*Appeals—PCRA.*

Appellant, Shawn Davis, pled guilty to Possession With Intent to Deliver Methamphetamine, and in compliance with a plea agreement, Appellant was sentenced to not less than sixty (60) months nor more than one hundred twenty (120) months in a state correctional institution. Following the dismissal of Appellant's first PCRA petition, which dismissal was affirmed by the Superior Court, Appellant filed his second PCRA petition. The Court, upon review, found that the exceptions to the time-bar had not been proven, and issued a notice of intention to dismiss said PCRA petition pursuant to Pa.R.Crim.P. 907(1). The Court ultimately denied Appellant's second PCRA petition. Appellant then filed a Notice of Appeal.

A petitioner asserting a timeliness exception must file a petition within one (1) year of the date the claim could have been presented. As such, when a PCRA petition is not filed within one year of the expiration of direct review, or not eligible for one of the three limited exceptions, or entitled to one of the exceptions, but not filed within [the timeframe] that the claim could have been first brought, the trial court has no power to address the substantive merits of a petitioner's PCRA claims. The burden to allege and prove one of the timeliness exceptions is on Appellant.

In its 1925(a) Opinion, noting that the only issue ripe for consideration was whether Appellant's second PCRA petition was timely pursuant to an exception, the Court found, *inter alia*, Appellant failed to prove any of the limited exceptions. Therefore, for the reasons stated in its Opinion, the Court concluded the dismissal of Appellant's second PCRA petition should be affirmed.

In the Court of Common Pleas of Lehigh County, Pennsylvania, Criminal Division No. CR-3203-2020. Superior Court No. 2728 EDA 2025. Commonwealth of Pennsylvania vs. Shawn Davis, Defendant.

HEATHER GALLAGHER, ESQUIRE, CHIEF OF APPEALS, on behalf of the Commonwealth.

SHAWN DAVIS, Pro Se.

OPINION

STEINBERG, *J.*, October 29, 2025. Appellant, Shawn Davis, has appealed the dismissal of his second petition under the Post Conviction Relief Act¹ (hereinafter PCRA). His petition was untimely and he failed to plead and prove that an exception to the PCRA time-bar was applicable.²

¹42 Pa.C.S. §9541 et seq.

²42 Pa.C.S. §9545(b).

On January 17, 2023, Appellant entered a guilty plea to Possession With Intent to Deliver Methamphetamine (2,228.4 grams).³ The terms of the plea capped his minimum sentence at sixty (60) months. A presentence report was ordered and reviewed prior to sentencing. On March 14, 2023, in compliance with the plea agreement, Appellant was sentenced to not less than sixty (60) months nor more than one hundred twenty (120) months in a state correctional institution. The sentence imposed was a standard range sentence under the Sentencing Guidelines.⁴ A Post Sentence Motion to Modify the sentence was filed by his plea counsel, and after hearing, it was denied. No direct appeal was pursued.

On September 6, 2023, Appellant filed his first petition under the PCRA. The only allegation was that there was a “plea deal for 2 years.”⁵ Counsel, Sean Poll, Esquire, was appointed to represent Appellant, and, upon his review, filed a Motion to Withdraw and a *Finley*⁶ letter indicating that Appellant’s claims lacked merit. This Court’s independent review of the record confirmed the conclusions of PCRA counsel, and a notice of intention to dismiss the PCRA petition pursuant to Pa.R.Crim.P. 907(1) was issued. Appellant responded with complaints about PCRA counsel, but did not address his substantive complaints. This Court, in correspondence, offered Appellant additional time to respond, but Appellant, in turn, filed an “Application to Remove Present Counsel and Appointment of New Counsel.” On January 16, 2024, Appellant’s PCRA petition was dismissed and counsel was permitted to withdraw. Appellant thereafter filed a Notice of Appeal. On February 5, 2025, the Superior Court affirmed the denial of Appellant’s first PCRA petition.⁷

Appellant filed the current PCRA petition, his second, on or about March 21, 2025. His petition makes numerous allegations

³35 P.S. §780-113(a)(30).

⁴See 204 Pa. Code §303.16(a)—Basic Sentencing Matrix. The Offense Gravity Score was a 13, and the appellant’s Prior Record Score was a 5. The standard range would normally be 96-114 months, but because the maximum sentence for Possession With Intent to Deliver is ten (10) years, the standard range could only be 60-60 months.

⁵PCRA petition, 9/6/23, ¶6(B).

⁶*Commonwealth v. Finley*, 550 A.2d 213 (Pa.Super. 1988).

⁷*Commonwealth v. Shawn Davis*, 452 EDA 2024 (Pa.Super. February 5, 2025).

of error against this Court, plea counsel, and the Commonwealth. The sum of his argument is that he was not fully apprised of the charges against him or the details of the plea he was entering. As a result, he is now facing a “negative collateral [immigration] consequence,” *i.e.*, potential removal from the country.⁸

Appellant acknowledged that his petition was being filed more than one year after the date judgment became final, but alleged that he could prove it was timely pursuant to all three of the PCRA time-bar exceptions.⁹ This Court, upon review, found that the exceptions to the time-bar had not been proven, and issued a notice of intention to dismiss the PCRA petition pursuant to Pa.R.Crim.P. 907(1) on April 17, 2025. Appellant requested and was granted an extension of time to file a response, and on July 31, 2025, he filed “Appellant’s Traverse Answer/Response to the Court’s Improvident Intent to Dismiss Petition Without Hearing.” Appellant in his response offered no additional argument or evidence to bring his petition into compliance with the PCRA time bar. On August 27, 2025, Appellant’s second PCRA petition was denied.

A Notice of Appeal was filed by Appellant, directly to the Superior Court, on September 24, 2025. Appellant, at the same time, also filed an “Application for Assignment of Counsel,” Application for Order Mandating Clerk of Courts, and or Court Stenographer, to Furnish Court Records and Transcribed Notes of Testimony In Forma Pauperis and Forward Copy of Discovery,” “Petition for Leave to Proceed In Forma Pauperis,” and a “Concise Statement of Matters Complained of on Appeal.” The Superior Court forwarded Appellant’s filing to this Court on or about the same date. This Court did not order a concise statement pursuant to Pa.R.Crim.P. 1925(b) because one was already provided.¹⁰ Within that concise statement, Appellant identifies thirteen (13)

⁸PCRA petition, 3/21/25, at p. 3, ¶2; p. 4, ¶3.

⁹42 Pa.C.S. §§9545(b)(1)(i) - (iii).

¹⁰See Pa.R.A.P. 1925(b)—“If the judge entering the order giving rise to the notice of appeal desires clarification of the errors complained of on appeal, the judge may enter an order directing the appellant to file of record in the trial court and serve on the judge a concise statement of the errors complained of on appeal.” Here, because Appellant filed a concise statement concurrently with his notice of appeal, this Court did not require further clarification of the errors complained of.

allegations of error, a number of which are being raised for the first time. The only issue ripe for consideration is whether Appellant's PCRA petition was timely pursuant to an exception.

BACKGROUND

On February 10, 2020, Appellant was arrested following a sting investigation which lured him to the home of his co-conspirator. The co-conspirator told Appellant that the methamphetamine that she stored for him was "missing." Appellant then hurried to the co-conspirator's home to discuss the missing drugs. The facts and circumstances were also corroborated by an intercepted conversation between Appellant and co-conspirator in which they discussed stashing the significant amounts of methamphetamine and money at the co-conspirator's home.

Trial in this matter was scheduled multiple times, but postponed. It was again scheduled for April 4, 2022, but Appellant failed to appear. To explain his failure to appear, he submitted a note from a doctor indicating that he was sick and unable to appear. Upon examination of the note and a Zoom conference with Appellant, this Court was not convinced by Appellant's assertion. An investigation was conducted, revealing the note to be a fraud, and a bench warrant was issued for Appellant's arrest.

Appellant evaded apprehension until a second sting resulted in his capture. The bondsman, utilizing social media, arranged for a rendezvous between Appellant and someone he thought wanted to meet him. When Appellant arrived at the designated location, the agents of the bondsman were there to take him into custody. He was taken into custody on April 30 2022, in New York, and his bail was subsequently revoked at a bench warrant hearing on May 2, 2022.

DISCUSSION

"A PCRA petition ... must be filed within one year of the date the petitioner's judgment of sentence became final, unless he pleads and proves one of the three exceptions outlined in 42 Pa.C.S. §9545(b)(1)." *Commonwealth v. Jones*, 54 A.3d 14, 16 (Pa. 2012); *Commonwealth v. Harris*, 972 A.2d 1196, 1199-1200 (Pa.Super. 2009). A judgment becomes final at the conclusion of direct review,

including discretionary review in the Supreme Court of the United States and the Supreme Court of Pennsylvania, or at the expiration of time for seeking the review. 42 Pa.C.S. §9545(b)(3). The PCRA's timeliness requirements are jurisdictional, and the merits of an untimely petition may not be considered. *Jones*, 54 A.3d at 17.

A petitioner asserting a timeliness exception must file a petition within one (1) year of the date the claim could have been presented. 42 Pa.C.S. §9545(b)(2). "As such, when a PCRA petition is not filed within one year of the expiration of direct review, or not eligible for one of the three limited exceptions, or entitled to one of the exceptions, but not filed within [the timeframe] that the claim could have been first brought, the trial court has no power to address the substantive merits of a petitioner's PCRA claims." *Commonwealth v. Gamboa-Taylor*, 753 A.2d 780, 783 (Pa. 2000); *see also*, *Commonwealth v. Greco*, 203 A.3d 1120, 1123 (Pa.Super. 2019). The burden to allege and prove one of the timeliness exceptions is on Appellant. 42 Pa.C.S. §9545(b)(1); *Commonwealth v. Reid*, 235 A.3d 1124, 1158 (Pa. 2020)(collecting cases); *Commonwealth v. Marshall*, 947 A.2d 714, 719 (Pa. 2008); *Commonwealth v. Allison*, 235 A.3d 359, 363 (Pa.Super. 2020).

Here, Appellant was sentenced on March 14, 2023. A post-sentence motion was filed, and this Court denied the motion on June 5, 2023. No direct appeal was filed, so his judgment of sentence became final thirty (30) days later, on July 5, 2023, when the time for filing an appeal expired. Therefore, Appellant had until July 5, 2024, to file a timely PCRA petition. His current petition was not filed until March 21, 2025, and is time-barred unless he can prove one of the limited exceptions set forth in 42 Pa.C.S. §9545(b)(1)(i)-(iii).

Appellant first contends that his petition is timely pursuant to the governmental interference exception. 42 Pa.C.S. §9545(b)(1)(i). However, he is unable to demonstrate that "the government interfered with Appellant's ability to present his claim and ... Appellant was duly diligent in seeking the facts on which his claims are based." *Commonwealth v. Chimenti*, 218 A.3d 963, 975 (Pa.

Super. 2019), citing *Commonwealth v. Edmiston*, 65 A.3d 339, 345 (Pa. 2013)(citations omitted).

It is specifically alleged that the government interfered with his “right to know and understand the accusations made against him,” and that the “prosecutor failed to disclose or inform the defendant of the nature of events” A review of the record reveals that Appellant was present at his formal arraignment on January 22, 2021, at which time he would have received the criminal information outlining the charges against him. Furthermore, the transcript from the guilty plea hearing reveals that before the guilty plea was accepted by this Court, the basis for the charges was placed on the record by the District Attorney.¹¹ Appellant then acknowledged that he was fully aware of what he was pleading guilty to. The following exchange occurred:

THE COURT: So, Mr. Davis, do you understand that by pleading guilty you’re admitting that the district attorney can prove what they just explained to me?

MR. DAVIS: Yes, Your Honor.

THE COURT: Do you understand the charges you’re pleading guilty to?

MR. DAVIS: Yes.

THE COURT: Do you want me to explain it to you in greater detail or do you think you understand it?

MR. DAVIS: I understand it.¹²

He was also made aware that immigration status for a non-citizen could be affected by the entry of a guilty plea, as evidenced by the written guilty plea colloquy he completed. Among the questions he answered were the following:

4. Have you discussed your citizenship with your attorney

Yes x No

¹¹Notes of Testimony, Guilty Plea (hereinafter NTGP), at pp. 11-16.

¹²NTGP at p. 16.

5. If you are not a U.S. citizen, by pleading guilty your immigration status may be affected and you may be subject to removal from the United States. Do you understand this?

Yes ___ No ___ (“N/A” handwritten in margin)

Appellant may have been born in Jamaica,¹³ but his written colloquy suggests citizenship was not a concern to him. In light of the foregoing, he is unable to show that the government interfered with the presentation of his claim.

Appellant has also attempted to invoke the “newly-discovered facts” exception. 42 Pa.C.S. §9545(b)(1)(ii). The newly-discovered facts exception requires Appellant to “demonstrate that he did not know the facts upon which he based his petition and could not have learned those facts earlier by the exercise of due diligence. Due diligence demands that the petitioner take reasonable steps to protect his own interests. A petitioner must explain why he could not have learned the new fact(s) earlier with the exercise of due diligence. This rule is strictly enforced.” *Commonwealth v. Howard*, 2021 WL 1540452 (Pa.Super. April 20, 2021)(citations omitted); 42 Pa.C.S. §9545(b)(1)(ii); *see also*, *Commonwealth v. Abu-Jamal*, 941 A.2d 1263 (Pa. 2008); *Commonwealth v. Breakiron*, 781 A.2d 94, 98 (Pa. 2001); *Commonwealth v. Monaco*, 996 A.2d 1076, 1080 (Pa.Super. 2010). If the PCRA court concludes that it has jurisdiction to consider a petition under this exception, the defendant must establish that: (1) the after-discovered evidence could not have been obtained at or prior to trial through reasonable diligence, (2) the evidence is not cumulative, (3) it is not being used solely to impeach credibility, and (4) it would likely compel a different verdict. *Commonwealth v. Washington*, 927 A.2d 586 (Pa. 2007).

Here, the applicability of the newly-discovered facts exception has not been proven because the information Appellant claims was unknown was actually known to him. Both the facts which formed the basis for the plea, and the potential for immigration consequences were reviewed with Appellant before his plea was entered. He agreed with the facts as stated, and was not concerned about immigration consequences. In fact, instead of checking yes or no to the immigration question, he wrote in “N/A,” suggesting that he

¹³See Presentence Investigation Report at p. 1.

both understood the question and considered how it would apply to him. The claim that he just recently discovered the immigration consequences of his plea is a myth.¹⁴

Appellant lastly contends that the “new constitutional right” exception is applicable to his case. 42 Pa.C.S. §9545(b)(1)(iii). To satisfy this exception, Appellant must show that the newly recognized constitutional right “touch[es] upon the facts or procedure that resulted in either the [defendant’s] conviction or sentence.” *Commonwealth v. Spatz*, 171 A.3d 675, 681 (Pa. 2017). Here, Appellant has failed to identify the existence of any new constitutional right that could be applied to his case. Upon closer review, Appellant is merely using this exception as a vehicle to advance the claim that he should be permitted a “good faith challenge to a[n] induced guilty plea pursuant to entrapment.”¹⁵ Appellant has failed to plead and prove the exception.

For all the foregoing reasons, the dismissal of Appellant’s second PCRA petition should be affirmed.

ORDER

AND NOW, this 29th day of October, 2025, it appearing that Appellant filed a Notice of Appeal in the above-captioned matter on September 25, 2025, accompanied by a Concise Statement of Matters Complained of on Appeal; it further appearing that the attached Opinion satisfies the requirements of Pa.R.A.P. 1925(a);

IT IS HEREBY ORDERED that the Clerk of Judicial Records shall transmit the record in the above-captioned matter to the Superior Court forthwith;

¹⁴Appellant also alleges in his petition that “after discovered evidence police department spoon-fed their undercover agent repeatedly on exactly what words to use and say during the entrapment/investigation alleged crime that they themselves initiated; that police instructed agent to induce defendant to come to their controlled environment.” PCRA petition, 3/21/25, at p. 3, ¶1. Appellant was aware of the time he entered his plea that a sting operation utilizing his co-defendant was used to arrest him, so these facts are not new to him.

¹⁵PCRA petition, 3/21/25, at p. 3, ¶3.

IT IS FURTHER ORDERED that the Clerk of Judicial Records shall include with the transmittal of the record the following documents:

1. A copy of the “Motion for Post Conviction Collateral Relief” filed March 21, 2025.
2. A copy of this Court’s Notice of Intention to Dismiss Pursuant to Pa.R.Crim.P. 907(1) filed April 17, 2025.
3. A copy of “Appellant’s Traverse Answer/Response to Court’s Improvident Intent to Dismiss Petition Without Hearing” filed July 31, 2025.
4. A copy of this Court’s order dismissing the PCRA petition pursuant to Pa.R.Crim.P. 907(4) filed August 27, 2025.
5. A copy of the Notice of Appeal filed September 24, 2025.
6. A copy of the appellant’s “Concise Statement of Matters Complained of on Appeal” filed September 24, 2025.
7. Copies of the “Application for Assignment of Counsel” and “Application for Order Mandating Clerk of Courts, and or Court Stenographer, to Furnish Court Records and Transcribed Notes of Testimony In Forma Pauperis and Forward Copy of Discovery” filed September 24, 2025, and the orders denying the same filed October 21, 2025.
8. A copy of the Notes of Testimony from the Guilty Plea held on January 17, 2023.
9. A copy of the Notes of Testimony from the Sentencing held on March 14, 2023.
10. A copy of the appellant’s Pre-Sentence Investigation Report submitted for review by the Superior Court, and that said report shall be sealed to preserve its confidentiality pursuant to Pa.R.Crim.P. 703.

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

Bieret, W. Jane a/k/a Winifred Jane Bieret, dec'd.

Late of Allentown.

The Revocable Agreement of Trust dated December 17, 1999.

Settlor: W. Jane Bieret a/k/a Winifred Jane Bieret.

Trustee: Katherine Anne Yanushefski.

Attorneys: Paul S. Frank, Esquire, King Spry Herman Freund & Faul LLC, One West Broad Street, Suite 700, Bethlehem, PA 18018, (610) 332-0390.

Brunner, Shawn D., dec'd.

Late of Allentown.

Administrator: Peter J. Brunner, Jr. c/o The Roth Law Firm, P.O. Box 4355, Allentown, PA 18105.

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

Carl, Bruce L., dec'd.

Late of Emmaus.

Executrix: Jeanette A. Madaya, 3360 Crestview Lane, Walnutport, PA 18088 and Cynthia L. Polster, 1224 Augustine Dr., The Villages, FL 32159.

Castro, Hilda, dec'd.

Late of Allentown.

Administrator: Jose Castro c/o The Roth Law Firm, P.O. Box 4355, Allentown, PA 18105.

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

Erdman, Patricia A., dec'd.

Late of Allentown.

Executor: Scott D. Erdman c/o Daniel K. McCarthy, Esquire, Davison & McCarthy, P.C., Two City Center, 645 Hamilton Street, Suite 510, Allentown, PA 18101.

Fernandez, Amauris Antonio, dec'd.

Late of Allentown.

Administratrix: Lucila D. German c/o Rebeca Torres, Esquire, 432 N. 7th Street, Allentown, PA 18102.

Attorney: Rebeca Torres, Esquire, 432 N. 7th Street, Allentown, PA 18102.

Godown, Robert Harry, dec'd.

Late of 112 Young Avenue, Coopersburg.

Executrix: Lori Volovnik 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.

Krigror, Joanne R., dec'd.

Late of Schnecksville.

Executrix: Jennifer A. Girone,
Trust Officer, Univest Bank &
Trust Co., 14 N. Main St., Soud-
erton, PA 18964.

Attorneys: Jeffrey K. Landis,
Esquire, Landis, Hunsberger,
Gingrich & Weik, LLP, 114 East
Broad Street, P.O. Box 769,
Souderton, PA 18964.

**Kuklis, Agnes Eleanor a/k/a
Agnes B. Kuklis and Agnes E.
Kuklis, dec'd.**

Late of the City of Allentown.

Executor: Francis Joseph Kuhn
a/k/a Frank Kuhn, 595 Maxine
Drive, Lehighton, PA 18235.

Attorneys: Jenny Y.C. Cheng,
Esquire, Cheng Law Offices,
P.C., 430 Delaware Avenue,
P.O. Box 195, Palmerton, PA
18071.

Laudenslager, Donald M., dec'd.

Late of 3000 Fellowship Drive,
Whitehall.

Executors: Judith M. Murphy
and Jeffrey D. Laudenslager 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.

Layman, Marion S., dec'd.

Late of the City of Allentown.

Administratrix: Bonnie S. Com-
mins c/o Dionysios C. Pappas,
Esquire, Vasiliadis Pappas As-
sociates, LLC, 2551 Baglyos
Circle, Suite A-14, Bethlehem,
PA 18020.

Attorneys: Dionysios C. Pappas,
Esquire, Vasiliadis Pappas As-
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PA 18020.

Spiro, Elsie L., dec'd.

Late of Emmaus.

Administrator: Michael Prokup,
c/o Prokup & Swartz, 7736
Main Street, Fogelsville, PA
18051-1616.

Attorneys: Michael Prokup,
Esquire, Prokup & Swartz,
7736 Main Street, Fogelsville,
PA 18051-1616.

Symer, Patricia Mary, dec'd.

Late of Center Valley.

Administratrix: Maria C. Symer,
1927 Congrove Drive, Aurora,
IL 60503.

Attorney: Jason R. Costanzo,
Esq., 115 E. Broad St., Bethle-
hem, PA 18018, (610) 860-
6207, jason@armlawyers.com.

Trively, Linda J., dec'd.

Late of Whitehall Township.

Co-Executors: Jacqueline S.
Ruszin and Paul H. Trively, III
c/o Fritzpatrick Lentz & Bubba,
P.C., Two City Center, 645 West
Hamilton Street, Suite 800, Al-
lentown, PA 18101.

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

Ware, Patricia A., dec'd.

Late of Allentown.

Executrix: Kristin Schlegel c/o
Constantine M. Vasiliadis, Es-
quire, Kolb, Vasiliadis, Florenz
& Recchiuti, LLC, 60 W. Broad
Street, Suite 303, Bethlehem,
PA 18018-5721.

Attorneys: Constantine M.
Vasiliadis, Esquire, Kolb, Vasil-
iadis, Florenz & Recchiuti, LLC,
60 W. Broad Street, Suite 303,
Bethlehem, PA 18018-5721.

SECOND PUBLICATION

Bieret, W. Jane a/k/a Winifred

Jane Bieret, dec'd.

Late of Allentown.

Executrix: Katherine A. Yanushefski a/k/a Katherine Anne Yanushefski.

Attorneys: Paul S. Frank, Esquire, King Spry Herman Freund & Faul LLC, One West Broad Street, Suite 700, Bethlehem, PA 18018, (610) 332-0390.

Bower, Doris June a/k/a Doris J. Bower, dec'd.

Late of 800 Hausman Road, Apt. 263, Allentown.

Personal Representative: Craig Jeffrey Bower a/k/a Craig J. Bower c/o Catherine E. Sears, Esquire, Gross McGinley, LLP, 33 South 7th Street, P.O. Box 4060, Allentown, PA 18105-4060.

Attorneys: Catherine E. Sears, Esquire, Gross McGinley, LLP, 33 South 7th Street, P.O. Box 4060, Allentown, PA 18105-4060.

Buchfeller, Shirley M., dec'd.

Late of Allentown.

Executrix: Linda S. Noonan c/o Noonan Law Office, 526 Walnut St., Allentown, PA 18101.

Attorneys: Noonan Law Office, 526 Walnut St., Allentown, PA 18101.

Concannon, Marie A., dec'd.

Late of Upper Macungie Twp.

Administratrix: Ellen Happ c/o Michael W. Mills, Esq., 131 W. State St., P.O. Box 50, Doylestown, PA 18901.

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

Fernandes, Joseph J., Jr., dec'd.

Late of 4173 Orefield Road, Allentown.

Personal Representative: Debra L. Fernandes c/o Catherine E. Sears, Esquire, Gross McGinley, LLP, 33 South 7th Street, P.O. Box 4060, Allentown, PA 18105-4060.

Attorneys: Catherine E. Sears, Esquire, Gross McGinley, LLP, 33 South 7th Street, P.O. Box 4060, Allentown, PA 18105-4060.

Gery, Donald H., Jr., dec'd.

Late of Emmaus.

Executrix: Susan J. Shoemaker, 5379 Alan Circle, Emmaus, PA 18049.

Attorney: Michael Ira Stump, Esquire, 207 East Main Street, Suite 100, Macungie, PA 18062, (610) 965-0911, mstump@macungielaw.com.

Haldeman, Esther M., dec'd.

Late of Whitehall.

Executor: Sterling M.G. Haldeman, Jr. a/k/a Sterling Monroe George Haldeman, Jr. 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.

Kozinn, Wesley Parker a/k/a Wesley P. Kozinn and Wesley Kozinn, dec'd.

Late of Allentown.

Executrix: Beth Rae Kozinn a/k/a Beth R. Kozinn, 4088 Rutz Lane, Allentown, PA 18104.

Attorney: Marla J. Melman, Esquire, 1644 W. Walnut Street, Allentown, PA 18102, (610) 351-0855.

Maurer, Beverly Gail a/k/a Beverly G. Mauer, dec'd.

Late of Lehigh.

Executor: Carl Raymond Maurer, 1428 N. 21st St., Allentown, PA 18104.

Attorneys: The Law Offices of Everett Cook, Esq., 1605 N. Cedar Crest Blvd., Suite 520, Allentown, PA 18104, (610) 351-3566, general@everette-cooklaw.com.

Oberacker, Dennis J., dec'd.

Late of the City of Allentown.

Administrator: Daniel J. Watson, 1030 W. Walnut Street, Allentown, PA 18102.

Attorney: Robert P. Daday, Esquire, 1030 W. Walnut Street, Allentown, PA 18102, (610) 740-0300.

O'Donnell, Eugene J. a/k/a Eugene James O'Donnell, dec'd.

Late of Catasauqua.

Co-Executrices: Rosemary A. Sell a/k/a Rosemary Ann Sell and Nancy Sell a/k/a Nancy Jane Sell c/o Daniel G. Dougherty, Esq., 881 3rd St., B-3, Whitehall, PA 18052.

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

Petrasovits, Frank J., dec'd.

Late of Whitehall.

Administrator: John Petrasovits c/o Daniel G. Dougherty, Esq., 881 3rd St., B-3, Whitehall, PA 18052.

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

Ridge, Susan J. a/k/a Sue Ridge, dec'd.

Late of Lower Macungie Twp.

Executrix: Valerie L. Evans a/k/a Valerie Evans, 77 Walnut Dr. W., Bernville, PA 19506.

Attorneys: Frederick S. Long, Esquire, Long Brightbill, 315 S. Eighth St., Lebanon, PA 17042.

Stangl, Herta a/k/a Herta F. Stangl, dec'd.

Late of Lehigh.

Executrix: Helga Orben, 62 Kraft Drive, Allentown, PA 18104.

Attorneys: The Law Offices of Everett Cook, Esq., 1605 N. Cedar Crest Blvd., Suite 520, Allentown, PA 18104, (610) 351-3566, general@everette-cooklaw.com.

Trimpey, Margaret A., dec'd.

Late of Lynn Township.

Co-Executors: Charles H. Trimpey, III and Cassandra Graver 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.

Weber, Daniel Francis, dec'd.

Late of Whitehall.

Administratrix: Crystal Vangorden c/o Michael D. Recchiuti, Esq., 60 West Broad Street, Suite 303, Bethlehem, PA 18018.

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

THIRD PUBLICATION

Barilla, Donald Edward, Sr. a/k/a Donald E. Barilla, dec'd.

Late of Whitehall Twp.

Executrix: Jennifer E. Cullen
c/o Edward H. Butz, Esq., 1620
Pond Rd., #200, Allentown, PA
18104.

Attorneys: Edward H. Butz,
Esq., Lesavoy Butz & Seitz, LLC,
1620 Pond Rd., #200, Allen-
town, PA 18104.

Batarick, Francis P., dec'd.

Late of Coopersburg.

Executrix: Sara Elizabeth Rach-
ko c/o Norris McLaughlin, P.A.,
515 W. Hamilton St., Ste. 502,
Allentown, PA 18101.

Attorneys: Taylor R.D. Briggs,
Esquire, Norris McLaughlin,
P.A., 515 W. Hamilton St., Ste.
502, Allentown, PA 18101.

Beck, LeMar C., dec'd.

Late of Cooperburg.

Administrators: Carl L. Beck,
Carol M. Beck and Mary Ann
Beck a/k/a Mary C. Beck c/o
Michael E. Riskin, Esq., 18 E.
Market Street, Bethlehem, PA
18018.

Attorney: Michael E. Riskin,
Esq., 18 E. Market Street, Beth-
lehem, PA 18018, (610) 868-
8543, Riskin1776@gmail.com.

Burkhardt, Keith, dec'd.

Late of Macungie.

Executor: Steven Keith Bur-
khardt c/o The Roth Law Firm,
P.O. Box 4355, Allentown, PA
18105.

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

Campbell, Carol A., dec'd.

Late of Breinigsville.

Executor: John E. Puschock
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.

**Carr, Richard A. a/k/a Dick
Carr,** dec'd.

Late of Salisbury Twp.

Executor: Allen J. Carr, 4139
Roosevelt St., Whitehall, PA
18052.

Attorneys: Lindsey Hoelzle, Es-
quire, Hoelzle Law LLC, P.O. Box
98, Birchrunville, PA 19421.

Craig, G. R. Russell, dec'd.

Late of 1940 W. Turner Street,
Allentown.

Executrix: Elizabeth M. Craig
c/o The Roth Law Firm, P.O.
Box 4355, Allentown, PA 18105.

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

Gardian, Kathleen M., dec'd.

Late of Emmaus Borough.

Administrator: Stephen D.
Gardian, Jr.

Attorneys: Michelle M. Forsell,
Esq., Crosson & Richetti, LLC,
570 Main Street, Pennsburg, PA
18073.

**Handlon, Diana A. a/k/a Diana
Marjorie Handlon,** dec'd.

Late of S. Whitehall Twp.

Executrix: Sally Manson Hand-
lon a/k/a Sally M. Handlon c/o
Edward H. Butz, Esq., 1620
Pond Rd., #200, Allentown, PA
18104-2255.

Attorneys: Edward H. Butz,
Esq., Lesavoy Butz & Seitz,
1620 Pond Rd., #200, Allen-
town, PA 18104-2255.

Hassay, Gary J., dec'd.

Late of 908 N. Penn Street, Al-
lentown.

Executor: Judd K. Roth 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.

Herschman, Patricia, dec'd.

Late of Coplay.
Administrator: Fred E. Herschman, 640 Mud Lane, Northampton, PA 18067.

Kastle, Dale E., dec'd.

Late of Weisenberg Twp.
Executrix: Kathryn A. O'Hare c/o Melissa V. Bond, Esq., 16 N. Franklin St., #300, P.O. Box 853, Doylestown, PA 18901.
Attorneys: Melissa V. Bond, Esq., Bond & McCullough, 16 N. Franklin St., #300, P.O. Box 853, Doylestown, PA 18901.

Kennedy, Rose Mary O. a/k/a Rose Mary Kennedy and Rosemary O. Kennedy, dec'd.

Late of Bethlehem.
Administrator: Michael Riskin, Esq., 18 E. Market Street, Bethlehem, PA 18018.
Attorney: Michael Riskin, Esq., 18 E. Market Street, Bethlehem, PA 18018, (610) 868-8543, Riskin1776@gmail.com.

Kirkhuff, Myrna F., dec'd.

Late of Bethlehem.
Co-Executors: Tracy Lee Bolez and Sherri Marie Amelio c/o Richard W. Shaffer, Jr., Esquire, Prokup & Swartz, 7736 Main Street, Fogelsville, PA 18051-1616.
Attorneys: Richard W. Shaffer, Jr., Esquire, Prokup & Swartz, 7736 Main Street, Fogelsville, PA 18051-1616.

O'Connor, Elizabeth A., dec'd.

Late of Coopersburg Twp.

Executrix: Cathleen Handrzak, 5870 Paula Court, Coopersburg, PA 18036.

Attorneys: Cynthia L. Dengler, Esquire, Murphy & Dengler, 484 Norristown Rd., #124, Blue Bell, PA 19422.

Onushco, Michael, Sr. a/k/a Michael Onushco, dec'd.

Late of Macungie.
Executors: Susan Post and Michael Onushco, Jr. 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.

Shanton, Elwood, dec'd.

Late of the City of Allentown.
Executor: David Shanton c/o Eric R. Strauss, Esquire, Gross McGinley, LLP, 33 S. Seventh Street, P.O. Box 4060, Allentown, PA 18105-4060.
Attorneys: Eric R. Strauss, Esquire, Gross McGinley, LLP, 33 S. Seventh Street, P.O. Box 4060, Allentown, PA 18105-4060.

Unger, Mark, dec'd.

Late of Center Valley.
Executors: Scott Unger and Franklin Unger, 701 W. Union Blvd. 1, Bethlehem, PA 18018.

ORPHANS' COURT DIVISION
AUDIT LIST

JUDGE THOMAS A. CAPEHART

9:00 A.M.—NOVEMBER 21, 2025

Estates and/or Trust Accts.
Charles & Figa Kline Foundation;
E.K. Kline, III
George Joseph Motsay; W. Fries
George Joseph Motsay Marital Trust;
W. Fries

Robert V. Lorent; D. Tkacik
Wendy A.W. Parr
C. of O.C. Division

N-7, 14

NOTICE OF INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed on August 21, 2025 pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988 as amended, by the following corporation named:

MONTEREY HOLDCO, INC.
FITZPATRICK LENTZ & BUBBA,
P.C.

Two City Center
645 West Hamilton Street
Suite 800
Allentown, PA 18101

N-14

**INDIVIDUAL FICTITIOUS
NAME NOTICE**

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

Name: **MATTHEW SCOTT PHOTOGRAPHY** with its principal place of business at: 500 Horse Alley, Coopersburg, PA 18036.

The name and address of the person owning or interested in said business are: Matt Domblaser, 500 Horse Alley, Coopersburg, PA 18036.

The certificate will be filed on or after September 18, 2025.

N-14

CHANGE OF NAME NOTICE

In the Court of Common Pleas of
Lehigh County

NO. 2025-C-4255

NOTICE IS HEREBY GIVEN that on October 20, 2025, the Petition of Celysmar Santana Oquendo for a Change of Name has been filed in the

above named Court, praying for a Decree to change the name of Petitioner from Celysmar Santana Oquendo to Celysmar Oquendo.

The Court of Lehigh County Courthouse, Allentown, Pennsylvania, as the date and place for the hearing of said Petition. All persons interested in the proposed change of name may appear and show cause, if any they have, why the prayer of said Petitioner should not be granted.

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

N-14

NOTICE

TO: HANEEF NELSON

You are hereby notified that a Complaint has been filed against you in the Lehigh County Court of Common Pleas, by TIFFANY NELSON, the plaintiff in this action. Docket No.: 2023-C-2079. This notice is published pursuant to an Order of the court dated November 5th, 2025.

N-14

NOTICE

Case No. 2025-FC-0684

Courtney J. Zahorchak
vs.

Daira Irizarry, Felix Angel Torres

Daira Irizarry, A Complaint has been filed in the Court of Common Pleas of Lehigh County against you to obtain legal and physical custody of the minor child, J.T. If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

LEHIGH LAW JOURNAL

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

ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

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N-14



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OF VALUABLE
REAL ESTATE**

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

Friday, December 19, 2025

*in the Courthouse, Fifth and
Hamilton Streets, Allentown,
Pennsylvania.*

*Purchasers Must Immediately Pay
10% of the Purchase Price by
Certified Check.*

TO ALL PARTIES IN INTEREST
AND CLAIMANT:

Upon all sales where the filing of a Schedule of Distribution is required, the said Schedule will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale, and a Deed will be delivered to the PURCHASER and distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

On sales where the filing of a Schedule of Distribution is not required, a Deed will be delivered to the PURCHASER after the expiration of twenty (20) days from the date of sale, unless exceptions are taken to the sale within that period.

NO. 25007523

By virtue of a writ of execution No. 2024-C-3358, Wilmington Savings Fund Society, FSB, Not In Its Individual Capacity But Solely As Indenture Trustee of CIM Trust 2023-R3 v. Paula S. Counterman a/k/a Paula Counterman, owner of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 1230 East Susquehanna Street, Allentown, PA 18103.

Tax Assessment No. 64163742-4151-1.

Improvements thereon: Residential real estate.

Attorneys
Steven P. Kelly, Esq.
Stern & Eisenberg, PC

NO. 25007593

By virtue of a writ of execution No. 2024-C-3371, M&T Bank v. Kevin Sodl, owner of property situate in the Township of Whitehall, Lehigh County, Pennsylvania, being 3416 North Ruch Street, Whitehall, PA 18052.

Tax Assessment No. 54990572-4681-1.

Improvements thereon: Residential dwelling.

Attorneys
KML Law Group, P.C.

NO. 25007694

By virtue of a writ of execution No. 2022-ML-1499, Salisbury Township School District v. Lee Chizmar and Erin Shea, owner(s) of property situate in the Salisbury Township, Lehigh County, Pennsylvania, being 1740 Seidersville Road, Bethlehem, PA 18015.

Tax Assessment No. 64167880-1916-1.

Improvements thereon: Single family.

Attorneys
Portnoff Law Associates, Ltd.

NO. 25007765

By virtue of a writ of execution No. 2022-C-2296, U.S. Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee for RCF 2 Acquisition Trust c/o U.S. Bank Trust National Association v. Jelly Tollo, owner of property situate in the Township of Upper Macungie, Lehigh County, Pennsylvania, being 1111 Sparrow Way, Breinigsville, PA 18031.

Tax Assessment No. 54652183-8091-1.

Improvements thereon: Residential dwelling.

Attorneys
Danielle R. Dreier, Esq.
Robertson, Anschutz, Schneid,
Crane & Partners, PLLC

NO. 25007830

By virtue of a writ of execution No. 2025-C-2204, Pennymac Loan Services, LLC v. Lisa Aiello and George R. Aiello a/k/a George Aiello, owners of property situate in the Whitehall Township, Lehigh County, Pennsylvania, being 3202 South Front Street, Whitehall, PA 18052.

Tax Assessment No. 54996047-5739-1.

Improvements thereon: Residential dwelling.

Attorneys
KML Law Group, P.C.

NO. 25007941

By virtue of a writ of execution No. 2025-C-0565, Wells Fargo Bank, N.A. v. Joseph R. Schadt; The United States of America, owners of property situate in the Township of Salisbury, Lehigh County, Pennsylvania, being 1316 E. Emmaus Ave, Allentown, PA 18103.

Tax Assessment No. 64164532-5037-1.

Improvements thereon: Residential dwelling.

Attorneys
Queen N. Stewart, Esq.
Robertson, Anschutz, Schneid,
Crane & Partners, PLLC

NO. 25008005

By virtue of a writ of execution No. 2025-N-0554, Fulton Bank, N.A. v. H&L Holdings LLC, owner of prop-

erty situate in the Whitehall Township, Lehigh County, Pennsylvania, being 902 Jefferson Street, Whitehall, PA 18052.

Tax Assessment No. 54988234-8155-1.

Improvements thereon: Commercial parking lot.

Attorneys
Marc A. Hess, Esq.
Henry & Beaver LLP

NO. 25008027

By virtue of a writ of execution No. 2025-C-2673, New Tripoli Bank v. Daniel A. Weirback, owner of property situate in the Weisenberg Township, Lehigh County, Pennsylvania, being 4755 Stoney Ridge Road, New Tripoli, PA 18018.

Tax Assessment No. 54274976-0126-1.

Improvements thereon: A two story dwelling and an outbuilding.

Attorney
Jack M. Seitz, Esq.

NO. 25008112

By virtue of a writ of execution No. 2020-ML-1974, Whitehall Township v. Lauren K. Salgado and Iris M. Ally, owners of property situate in the Whitehall Township, Lehigh County, Pennsylvania, being 1031 Union Street, Whitehall, PA 18052.

Tax Assessment No. 54987345-7811-1.

Improvements thereon: Single family.

Attorneys
Portnoff Law Associates, Ltd.

NO. 25008114

By virtue of a writ of execution No. 2023-ML-2467, Borough of Catasauqua v. Joseph Steacher, owner of property situate in the Borough of

LEHIGH LAW JOURNAL

Catasauqua, Lehigh County, Pennsylvania, being 118 Chestnut Street, Catasauqua, PA 18032.

Tax Assessment No. 54989919-3307-1.

Improvements thereon: Single family.

Attorneys
Portnoff Law Associates, Ltd.

NO. 25008115

By virtue of a writ of execution No. 2023-ML-2379, Borough Of Catasauqua v. Eric P. Delong and Tracy L. Delong, owners of property situate in the Borough of Catasauqua, Lehigh County, Pennsylvania, being 530 2nd Street, Catasauqua, PA 18032.

Tax Assessment No. 54989975-5193-1.

Improvements thereon: Single family—row.

Attorneys
Portnoff Law Associates, Ltd.

NO. 25008116

By virtue of a writ of execution No. 2023-ML-1175, Whitehall Township v. Eusebio Canario, owner of property situate in the Whitehall Township, Lehigh County, Pennsylvania, being 5526 Summit Street, Whitehall, PA 18052.

Tax Assessment No. 55807123-7138-1.

Improvements thereon: Single family.

Attorneys
Portnoff Law Associates, Ltd.

NO. 25008118

By virtue of a writ of execution No. 2023-ML-1414, Whitehall Township v. Yovanny A. Polanco, owner of property situate in the Whitehall Township, Lehigh County, Pennsylvania, being 5226 Lincoln Avenue, Whitehall, PA 18052.

Tax Assessment No. 54897892-2031-1.

Improvements thereon: Single family.

Attorneys
Portnoff Law Associates, Ltd.

NO. 25008119

By virtue of a writ of execution No. 2024-ML-2215, Borough of Catasauqua v. Christine Andersen-Serio and Klaus Andersen, owner(s) of property situate in the Borough of Catasauqua, Lehigh County, Pennsylvania, being 110 Race Street, Catasauqua, PA 18032.

Tax Assessment No. 64081765-6969-1.

Improvements thereon: Single family.

Attorneys
Portnoff Law Associates, Ltd.

NO. 25008121

By virtue of a writ of execution No. 2024-ML-2067, Borough of Catasauqua v. William Schrade and Joann Schrade, owners of property situate in the Borough of Catasauqua, Lehigh County, Pennsylvania, being 253 High Street, Catasauqua, PA 18032.

Tax Assessment No. 64083659-2968-1.

Improvements thereon: Single family.

Attorneys
Portnoff Law Associates, Ltd.

NO. 25008122

By virtue of a writ of execution No. 2019-ML-2016, Whitehall-Coplay School District v. Jacob A. Gross, Esq. and Kelli A. Gross, Esq., owners of property situate in the Whitehall Township, Lehigh County, Pennsylvania, being 4103 Park Street, Whitehall, PA 18052.

Tax Assessment No. 54894810-6796-1.

Improvements thereon: Single family.

Attorneys
Portnoff Law Associates, Ltd.

NO. 25008145

By virtue of a writ of execution No. 2024-C-3226, U.S. Bank Trust Company, National Association, As Indenture Trustee on Behalf of and With Respect to Barclays Mortgage-Backed Securities, Series 2022-RPL1 v. Theresa Engelhardt, owner of property situate in the Township of North Whitehall, Lehigh County, Pennsylvania, being 4901 Shawnee Court, Schnecksville, PA 18078.

Tax Assessment No. 54692662-5335-1.

Improvements thereon: Residential property.

Attorneys
Jill M. Fein, Esq.
Hill Wallack LLP

NO. 25008254

By virtue of a writ of execution No. 2024-C-2133, M&T Bank v. Carol Dorney, Solely In Her Capacity As Heir of Sandra A. Dorney, Deceased, William Dorney, Solely In His Capacity As Heir of Sandra A. Dorney, Deceased, Unknown Heirs, Successors, Assigns and All Persons, Firms,

or Associations Claiming Right, Title or Interest From or Under Sandra A. Dorney, Deceased, owners of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 137 1/2 East South Street, Allentown, PA 18109.

Tax Assessment No. 64077048-2719-1.

Improvements thereon: Single-family residential dwelling.

Attorneys
McCalla Raymer Leibert Pierce, LLP

NO. 25008309

By virtue of a writ of execution No. 2025-C-2318, HSBC Bank USA, National Association As Trustee For Ellington Loan Acquisition Trust 2007-2, Mortgage Pass-Through Certificates, Series 2007-2 v. Kristin Butz and Robert Butz, owners of property situate in the Borough of Fountain Hill, Lehigh County, Pennsylvania, being 1108 Seneca Street, Bethlehem, PA 18015.

Tax Assessment No. 64272130-9745-1.

Improvements thereon: Residential dwelling.

Attorney
Samantha Gable, Esq.
JOSEPH N. HANNA
Sheriff of Lehigh County, PA
David M. Backenstoe
County Solicitor

N-21, 28; D-5

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A lawyer helps her get one.

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A lawyer sees to it that she does.

She needs a business plan.

A lawyer helps her draft one.

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A lawyer helped her prove them wrong.

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PERIODICAL PUBLICATION

*** Dated Material. Do Not Delay. Please Deliver Before Monday, November 17, 2025**

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

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