

# Lehigh Law Journal

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No. 81

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Barristers' Club

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The Bar Association of Lehigh County

1114 W. Walnut Street  
Allentown, Pennsylvania 18102

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### Bar Association of Lehigh County Holiday Assistance Drive 2025-2026

Dear Bar Association Member,

The Bar Association of Lehigh County has started the Annual Ask for the Lehigh County Lawyers' Charitable Fund Grant.

We are proud to remind all lawyers that the Bar Association of Lehigh County has conducted an Assistance Program to benefit area 501c3 organizations to provide much needed assistance to our surrounding communities for many years. This program has raised over \$315,000 throughout that time and distributed these funds to many deserving area organizations.

This year, to assist these organizations, we are asking each lawyer to give generously to help support those in our local community. Remember, these contributions stay in the Greater Lehigh Valley area.

The Program is administered through the Lehigh Valley Community Foundation, and all gifts are tax deductible to the fullest extent of the law.

Past years' contributions went to the Crime Victims Council of the Lehigh Valley, Dream Come True, The Lehigh Valley Zoo, Community Bike Works, The Victory House, Angel 34, Miracle League of the Lehigh Valley, Allentown Film Festival and many more.

Please help by sending your check today, **pavable to the Lehigh Valley Community Foundation**, and mail to:

Lehigh County Lawyers' Charitable Fund Grant  
Lehigh Valley Community Foundation  
840 West Hamilton Street, Suite 310  
Allentown, PA 18101  
or go to [www.lehighbar.org](http://www.lehighbar.org) for credit card donations

Thank you for your generous donation!  
Kristin Noonan Hutchins, Esquire  
Community Service Committee, Chair

1-16, 23, 30



You are cordially invited to attend the swearing in  
of The Honorable Mark Stanziola to The Lehigh  
County Court of Common Pleas.

Installation Ceremony:  
Friday, February 6th  
The Lehigh County Court House  
455 W. Hamilton St.  
Allentown, PA 18101  
Time: 4:00 PM  
Courtroom 2A

Reception to follow the ceremony 5-7:00 PM

The Barristers Club  
1114 W. Walnut St.  
Allentown, PA 18102  
RSVP 1/29, (610) 433-6204 x 10 or  
[kmesch@lehighbar.org](mailto:kmesch@lehighbar.org)

Light hors d'oeuvres and cocktails

1-16, 23, 30



Lehigh County  
Paralegal Association

PRESENTS LUNCH AND LEARN

**“BEST PRACTICES: CORPORATE  
TRANSACTIONS AND UCC SEARCH AND FILE”**

Join us for a CLE presentation by Helena Ledic, Associate General Counsel with CSC, who will discuss the best practices in Corporate Transactions and UCC Search and File. The topics to be discussed are the following:

- Name availability;
- Formations, Qualifications, Amendments, Dissolutions and Withdrawals;
- Mergers and Acquisitions; and
- UCC Article 9 Filings and Search Basics.

CSC is a global corporate-services provider helping organizations manage the complexity of corporate formation, compliance, governance, fund administration, and digital brand and asset protection. Operating in more than 140 jurisdictions worldwide, CSC supports businesses through every stage of their lifecycle — from entity formation and registered-agent services to global statutory compliance, capital-markets support, and the protection of mission-critical digital assets such as domains, DNS, and online brand presence.

**WHEN: Tuesday, February 3, 2026 at 12:00 noon**

**WHERE: Virtual Presentation hosted by the Bar  
Association of Lehigh County**

*No charge for LCPA members*

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

***Please RSVP to Judy Gentile providing the email address  
to be used to join the CLE by January 30, 2026***

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

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

1-16, 23, 30

**NewsLine...January 16, 2026**

## **BALC Pilot CLE Webinar** **Fast Pass Program**

**\$360 per Attorney for Unlimited Live  
Webinars Credits for 2026**

(Live in person CLE seminars &  
Compliance Camp are excluded)

You must be signed up and paid by  
March 31<sup>st</sup> for program.

To Register for BALC Fast Pass  
Contact Nancy at (610) 433-6204 x16  
or [ndevers@lehighbar.org](mailto:ndevers@lehighbar.org)

\*You must register for each webinar to receive link\*

\*Program will run on a calendar year basis and no proration of rates  
will be offered\*

\*2026 Plan officially ends 12/31/26

## *NewsLine 2*

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

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

#### **January 14: “Talking to Owners About Selling the Business”**

BALC Webinar

1 Substantive Credit

Timeframe: 12:00 PM – 1:00 PM

Webinar Tuition: \$35.00

#### **REGISTERING AND ATTENDING CLE PROGRAMS**

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

Programs advertised as:

**BALC Live Seminars** are in-person seminars that must be attended at BALC. To register, email: [cle@lehighbar.org](mailto:cle@lehighbar.org)

**BALC Webinars** are streamed to your email address. You attend in your home or office.

To register, email: [cle@lehighbar.org](mailto: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](mailto:cle@lehighbar.org)

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

Any questions, Email Nancy @ [cle@lehighbar.org](mailto:cle@lehighbar.org)

## **Notice to the Bar**

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



### *NewsLine 3*

#### **CITY OF BETHLEHEM CODIFIED ORDINANCES.**

The City of Bethlehem's Codified Ordinances have been revised and updated from January 2025 through December 2025. Updates are available in electronic and paper formats. 2025 ordinance updates in paper format cost \$25.00. The City's Codified Ordinances are also available on the City's website at: <https://www.bethlehem-pa.gov/ordinances>. Hard copy binders of the City's Codified Ordinances, current through 2025, are available for \$150. If you are interested in purchasing binders and/or paper updates, please email [cityclerk@bethlehem-pa.gov](mailto:cityclerk@bethlehem-pa.gov) or call (610) 865-7130 before coming to City Hall. Checks should be made payable to "City of Bethlehem." The City Clerk/City Council Office is located in Rm 212, City Hall, 10 East Church Street, Bethlehem, PA 18018.

#### **ANNOUNCEMENT**

Please be advised that the hourly compensation rate for court appointed attorneys has been increased to \$135.00 effective January 1, 2026. Also, effective January 1, 2026, the hourly compensation rate for attorneys appointed by the Court to homicide (non-capital) cases has been increased to \$150.00. Furthermore, the hourly rate for first chair court appointed attorneys in capital homicide cases has been increased to \$175.00 and \$135.00 for second chair court appointed attorneys. As a result of these changes, all court appointed attorneys are directed to apply the new compensation rates to hours billed on/after January 1, 2026.

DORTHA H. BAILEY, PLAINTIFF vs.  
GJD ENTERPRISES LLC d/b/a RITA'S ITALIAN ICE; GIA  
REAL ESTATE HOLDINGS LLC; ICE SLINGERS INC d/b/a  
RITAS ITALIAN ICE; RITAS OF UNION PA d/b/a  
RITAS WATER ICE; RITAS OF ALLENTOWN;  
JOHN DOE ABC CORPORATION 1-5; AND  
RITAS WATER ICE, DEFENDANTS

*Motion for Summary Judgment—Negligence.*

In this trip and fall case, Defendant property owners filed a motion for summary judgment seeking to dismiss Plaintiff's negligence claim.

Although an elevation, depression or irregularity in a sidewalk or street may be so trivial that summary judgment is appropriate, there is a shadow zone where the issue must be submitted to a jury whose duty it is to take into account all the circumstances. *Breskin*, 113 A.2d at 318.

The Court denied Defendants' motion for summary judgment, finding that summary judgment was not warranted on the basis of the alleged defect being *de minimis* or trivial. The Court likewise found that summary judgment was not warranted on the basis of the alleged defect being open and obvious as reasonable minds could disagree on the openness and obviousness of the alleged defect.

In the Court of Common Pleas of Lehigh County, Pennsylvania, Civil Division Case No. No. 2024-C-1466. Dortha H. Bailey, Plaintiff vs. GJD Enterprises LLC d/b/a Rita's Italian Ice; GIA Real Estate Holdings LLC; Ice Slingers Inc. d/b/a Ritas Italian Ice; Ritas Of Union PA d/b/a Ritas Water Ice; Ritas of Allentown; John Doe ABC Corporation 1-5; and Ritas Water Ice, Defendants.

MICHAEL W. CLINTON, ESQUIRE, on behalf of the Plaintiff, Dortha H. Bailey.

JOSEPH B. MAYERS, ESQUIRE, on behalf of the Defendants, GJD Enterprises LLC d/b/a Rita's Italian Ice, GIA Real Estate Holdings LLC, and Rita's of Allentown.

MEMORANDUM OPINION

REICHLEY, J., December 24, 2025. Defendants, GJD Enterprises LLC d/b/a Rita's Italian Ice, GIA Real Estate Holdings LLC, and Rita's of Allentown filed a motion for summary judgment. For the reasons set forth herein, the Defendants' Motion is hereby **DENIED.**

## FACTUAL AND PROCEDURAL HISTORY

Defendant GJD Enterprises LLC is a franchisee doing business as Rita's Italian Ice at 1905 Union Boulevard, Allentown, PA 18109. Answer, ¶2. On May 14, 2022, Plaintiff, Dortha H. Bailey drove to the 1905 Union Boulevard Rita's Italian Ice location to purchase some ice cream for her granddaughter. Compl., ¶18, Bailey Dep., 39:17-19. A concrete pad comprised of three concrete slabs was situated at the front of the store below windows where water ice and ice cream are served. Compl., ¶17; Mot. for Summ. J., Exhibit E, p. 8. The concrete pad is approximately 20 feet long and approximately 6 feet wide. Mot. for Summ. J., Exhibit D., p. 3. The three slabs are situated directly next to each other, with the middle slab being the largest of the three. The three slabs have "surface joint construction interfaces" between them. Mot. for Summ. J., Exhibit E, p. 8. The seam where the western-most slab and middle slab meet is situated close to the west side-serving window. The middle slab has a higher elevation than the western-most slab, but the height difference is disputed by the parties' experts. Plaintiff avers the difference is approximately "1+ inch," but Defendants aver the difference is less than one inch. Mot. for Summ. J., Exhibit D, p. 3, Exhibit E, p. 8.

After arriving at the Rita's Italian Ice, Plaintiff exited her vehicle and stepped up on to the pad with the intention of ordering ice cream from the west side serving window. Upon seeing that the right-hand, or eastern, serving window had less people in line than the left-hand, or western, serving window, Plaintiff decided to walk over towards the right-hand serving window. Bailey Dep., 34:16-35:18. Plaintiff alleges that as she moved towards the right-hand serving window, she tripped over the edge of the middle slab and fell onto her left side. *Id.* at 37:19-38:5, 42:7-12. Plaintiff stated that at the time of her fall, she did not see what tripped her and she had not looked down from the time she stepped up on to the concrete pad. Bailey Dep., 38-39, 41:7-42:3. Plaintiff admitted that, had she been looking down, she possibly would have seen the difference in elevation between the slabs. She also stated, had she seen said difference, she would have been able to step up on to the raised middle slab rather than trip. *Id.* at 51:7-16.

Plaintiff filed her Complaint on May 8, 2024. Defendants, GJD Enterprises LLC d/b/a Rita's Italian Ice, GIA Real Estate Holdings LLC, and Rita's of Allentown ("Moving Defendants") filed their Answer with New Matter and Crossclaim against Defendants John Doe/ABC Corporation 1-5 on July 22, 2024. Plaintiff filed her response to the New Matter on July 30, 2024. Discovery was conducted by the parties and Moving Defendants filed their instant Motion for Summary Judgment on October 6, 2025. Plaintiff filed an Answer thereto on November 5, 2025. The Court heard oral argument on November 21, 2025, 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:

Pennsylvania law provides that summary judgment may be granted only in those cases in which the record clearly shows that no genuine issues of material fact exist and that the moving party is entitled to judgment as a matter of law. The moving party has the burden of proving that no genuine issues of material fact exist. In determining whether to grant summary judgment, the trial court must view the record in the light most favorable to the non-moving party and must resolve all doubts as to the existence of a genuine issue of material fact against the moving party. Thus, summary judgment is proper only when uncontroverted allegations in the pleadings, depositions, answers to interrogatories, admissions of record, and submitted affidavits demonstrate that no genuine issue of material fact exists, and that the moving party is entitled to judgment as a matter of law. In sum, only when the facts are so clear that reasonable minds cannot differ, may a trial court properly enter summary judgment.

*MilshTEYN v. Fitness Int'l., LLC*, 271 A.3d 498, 502–03 (Pa. Super. 2022) (quoting *Weible v. Allied Signal, Inc.*, 963 A.2d 521, 525 (Pa. Super. 2008)).

A material fact is one that directly affects the outcome of the case. *Kuney v. Benjamin Franklin Clinic.*, 751 A.2d 662, 664 (Pa.

Super. 2000). For purposes of rebutting a motion for summary judgment, a nonmoving party may not rely merely upon allegations in pleadings, but must set forth specific facts by way of affidavit or in some other way to demonstrate that a genuine issue of material fact exists. *Banks v. Trustees of University of Pennsylvania*, 666 A.2d 329 (Pa. Super. 1995); *see also*, Pa.R.C.P. 1035.3(a).

Moving Defendants argue they are entitled to summary judgment and Plaintiff's claims against them should be dismissed because the defect Plaintiff alleges to have caused her to trip and fall was *de minimis* and trivial that it is not actionable as a matter of law. Moving Defendants also argue they are entitled to summary judgment because the alleged defect was open and obvious. Plaintiff argues summary judgment is not warranted because reasonable minds could differ as to whether the defect Plaintiff tripped over was *de minimis*, trivial, or open and obvious.

"A cause of action in negligence requires a showing of four elements: (1) the defendant had a duty to conform to a certain standard of conduct; (2) the defendant breached that duty; (3) such breach caused the injury in question; and (4) the plaintiff incurred actual loss or damage." *Pyeritz v. Com.*, 32 A.3d 687, 692 (Pa. 2011) (citing *Krentz v. Consolidated Rail Corp.*, 910 A.2d 20, 27 (Pa. 2006)). For a premises liability action, the duty of care varies depending on whether the person entering on the land "is a trespasser, licensee, or invitee." *Brewington for Brewington v. City of Philadelphia*, 199 A.3d 348, 355 n.3 (Pa. 2018) (citing *Carrender v. Fitterer*, 503 Pa. 178, 469 A.2d 120, 123 (Pa. 1983)).

It is uncontested that Plaintiff's legal status was that of 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). Moving Defendants argue that the difference in elevation between the slabs which Plaintiff allegedly tripped over was *de minimis* and trivial because, even if the difference was measured to be approximately "1+ inch" as determined by Plaintiff's expert, Pennsylvania Courts have found gaps with greater height differences to be *de minimis* and trivial. Moving Defendants cite *Mull v. Ickes*, 994 A.2d 1137, 1140 (Pa.

Super. 2010) as setting the standard concerning *de minimis* and trivial defects.

Although property owners have a duty to maintain their sidewalks in a safe condition, property owners are not responsible for trivial defects that exist in the sidewalk. Our courts have held that an elevation, depression, or irregularity in a sidewalk or in a street or highway may be so trivial that, as a matter of law, courts are bound to hold that there was no negligence in permitting such depression or irregularity to exist. *Davis v. Potter*, 340 Pa. 485, 17 A.2d 338 (1941); *see Bosack v. Pittsburgh Railways Co.*, 410 Pa. 558, 189 A.2d 877 (1963) (no liability where plaintiff tripped on depression or irregularity outside normal pedestrian crossing); *see also, Harrison v. City of Pittsburgh*, 353 Pa. 22, 44 A.2d 273, 274 (1945) (finding that property owners could not be negligent because slightly elevated manhole cover in middle of sidewalk was slight and trivial).

“No definite or mathematical rule can be laid down as to the depth or size of a sidewalk depression” to determine whether the defect is trivial as a matter of law. *Breskin v. 535 Fifth Ave.*, 381 Pa. 461, 113 A.2d 316, 318 (1955); *Emmey v. Stanley Co. of America*, 139 Pa.Super. 69, 10 A.2d 795, 797 (1940). Thus, if the defect is not obviously trivial, the question of negligence must be submitted to a jury. *Breskin*, 113 A.2d at 318.

*Mull*, 994 A.2d at 1140.

Moving Defendants cite to cases involving defects which were found to be *de minimis* or trivial as to preclude recovery: *Cline v. Statler*, 34 Pa. D. & C.4th 289 (Pa. Com. Pl. 1997) (a two-to-three inch difference in sidewalk level between joints or divisions), *Bosack v. Pittsburgh Railway Co.*, 189 A.2d 877 (Pa. 1963) (a cobblestone which was located in between vehicular and railway portions of a street and had sunk one and a half to two inches), *Harrison v. Pittsburgh*, 44 A.2d 273 (Pa. 1945) (a manhole cover which projected two inches above the surface of a street), *McGlenn v. Philadelphia*, 186 A. 747 (Pa.1936) (a one and a half inch difference between the levels of two abutting curbstones), *Monti v. Pet Sup-*

*plies Plus, LLC*, 2020 WL 4192449 (Pa. Super. 2020) (unpublished table decision) (dip in sidewalk).

Plaintiff argues summary judgment is not warranted because genuine issues of material fact exist as to whether the defect in this case was *de minimis* or trivial and cites *Reinoso v. Heritage Warm-inster SPE LLC*, 108 A.3d 80, 82 (Pa. Super. 2015) in support. In *Reinoso*, the Superior Court of Pennsylvania reversed a trial court's decision granting summary judgment finding a height difference of 5/8 of an inch to 1 and 1/8 inches between sections of sidewalk was *de minimis*. The Superior Court noted that the trial court had only considered the height measurement itself rather than the rest of the evidence in the record.

In particular, in the opinion of Reinoso's expert, the defect in the sidewalk was "seriously in excess of the 1/4 inch standard for a tripping danger and constituted a walkway safety hazard." Heritage's Motion for Summary Judgment, 5/18/12, Exhibit E at 12; Appellant's Response to Heritage's Motion for Summary Judgment, 6/7/12, at 2. Also, "[t]he subject condition violated applicable codes and standards." Heritage's Motion for Summary Judgment, 5/18/12, Exhibit E at 12 (citing The BOCA National Building and Property Maintenance Codes, the ICC Building and Property Maintenance Codes, Title 34—Labor and Industry of the Pennsylvania Code, the NFPA 101 Life Safety Code, NSI A117.1/ADAAG, and ASTM F 1637).

*Reinoso*, 108 A.3d at 86.

As the *Reinoso* case outlines, the presence of evidence beyond the mere measurement of an alleged defect can produce a genuine issue of material fact such that the issue must be presented to a jury. "What constitutes a defect sufficient to render the property owner liable **must be determined in the light of the circumstances of the particular case**, and 'except where the defect is obviously trivial, that question must be submitted to the jury.'" *Breskin*, 113 A.2d 316, 318 (Pa. 1955) (citations omitted) (emphasis added). When looking closely at the cases cited by Moving Defendants, this principle can be observed. Recovery was precluded in those cases not because the height differences therein were held as a matter of law

of being *de minimis* or trivial, but because the plaintiffs in those cases had failed to produce evidence sufficient to create a genuine issue of material fact on the issue of whether those height differences were *de minimis* or trivial within the circumstances of those particular cases. In *Cline*, the record only consisted of photos which depicted the sidewalk at issue as having well-marked divisions and being in good condition. In *Bosack*, the record likewise consisted of photographs of the suspect cobblestones which were not sufficient to establish actionable negligence. In *Harrison*, although the plaintiff therein testified she slipped, she did not allege that she slipped because of the manhole cover. In *McGlinn*, the only evidence identified as having been presented was a surveyor's statement as to the inch and a half height difference itself. Lastly, in *Monti*, the plaintiff similarly failed to produce evidence as to the alleged defect. The Superior Court observed that although triviality is determined primarily by the size of the irregularity, there are other factors which must be considered.

We emphasize the trial court found Appellant provided no evidence of the size, depth, or condition of the alleged defect in the pavement. She likewise provided no expert witness or report. While Appellant averred that her walker became stuck in an expansion joint in the sidewalk, she only provided two aerial photographs of the alleged defect, which did not show any height difference.

*Monti*, 2020 WL 4192449, at \*5.

“The extent of irregularity which may be present in a street ... varies with other circumstances, such as amount of travel, actual location of the rise or depression, character of material with which the pavement or walk is constructed, nature of the irregularity, and other circumstances.” *Henn v. City of Pittsburgh*, 22 A.2d 742, 743 (Pa. 1941) (citations omitted); *see also*, *Mull*, 994 A.2d at 1140 (reversing grant of summary judgment for trivial defect where insurance company noticed pavement height of 5/8 inches was a hazard before plaintiff was injured). If the defect is not obviously trivial, the question of negligence then must be submitted to a jury. *Mull*, 994 A.2d at 1140.

*Id.* at \*4.



In this case, although the suspect height differential is only alleged to be “1+ inch,” plaintiff has produced an expert report referring to additional circumstances pertaining to the purported defect which caused Plaintiff’s fall. Plaintiff’s expert report notes that although the edge of the concrete pad was marked with paint to help the edge stand out, the area of the height differential was not. Mot. for Summ. J., Exhibit D., p. 4. Her expert opines that the “raised section of the walkway area was not easily discernable and it was similar in color and texture of the surrounding flush concrete area.” *Id.* at p. 5. Plaintiff’s expert further opines the height differential went against industry standards for safe walking areas and constituted a hazardous and dangerous condition on the property. *Id.* at 11-13. Although an elevation, depression or irregularity in a sidewalk or street may be so trivial that summary judgment is appropriate, there is a shadow zone where the issue must be submitted to a jury whose duty it is to take into account all the circumstances. *Breskin*, 113 A.2d at 318. Based on the evidence in the record, the Court finds the alleged defect to be within the aforesaid “shadow zone,” such that summary judgment is not warranted on the basis of the defect being *de minimis* or trivial.

Summary Judgment is likewise not warranted on the basis of the alleged defect being open and obvious. As a general rule, possessors of land are not liable to invitees for physical harms caused to them by activities or conditions on the land the danger of which is known or obvious to them unless the possessor should anticipate the harm despite such knowledge or obviousness. Restatement (Second) of Torts, §§, 343, 343A.

While a possessor of land is subject to liability for physical injury to his invitees due to a condition on his land, liability is predicated on a showing that the possessor:

(a) knows or by the exercise or reasonable care would discover the condition, and should realize that it involves an unreasonable risk to such invitees, and

(b) should expect that they will not discover or realize the danger, or will fail to protect themselves against it, and

(c) fails to exercise reasonable care to protect them against the danger.

The existence of a dangerous condition on property or the happening of an accident is not enough to establish liability. A plaintiff, in order to recover in a slip-and-fall case, must prove that the possessor of the premises knew, or with the exercise of reasonable care, should have known, of the existence of the harmful condition. Where a storeowner created the harmful condition, he is deemed to have actual or constructive notice of the condition. Where, however, the condition is one caused by a third party, a plaintiff must prove that the premises owner either knew of the danger and failed to remediate it, or should have known had it exercised reasonable care and inspected its premises.

*Marshall v. Brown's IA, LLC*, 213 A.3d 263, 270 (Pa. Super. 2019) (citations omitted).

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*, 469 A.2d 120, 123-24 (Pa. 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 124. 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.* It may, however, be decided by a court where reasonable minds could not differ as to the conclusion. *Id.*; see also *Long v. Manzo*, 682 A.2d 370, 373 (Pa. Super. 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).

Although a person must be observant of where and how he or she is walking so as to avoid dangers which ordinary prudence would disclose, “[t]he law does not require a pedestrian, pursuing his carefilled way, to keep his eyes glued to the pavement over which he walks, as if he were looking for lost gold pieces.” *O’Toole v. Borough of Dunmore*, 172 A.2d 818, 821 (Pa. 1961). Defendants assert Plaintiff admitted in her deposition that she failed to watch where she was walking and conceded that, had she seen the defect, she would have avoided it. Therefore, Defendants argue, the al-

leged defect is clearly open and obvious. In support, Defendants cite *Beil v. City of Allentown*, 252 A.2d 692 (Pa. 1969) wherein the Pennsylvania Supreme Court ruled a defect was open and obvious and could have easily been avoided by the plaintiff where plaintiff admitted she was watching traffic and not paying attention to where she was walking.

The Court finds *Beil* to be distinguishable from the instant matter. Plaintiff testified in her deposition that as she was moving to the right-hand window at the subject Rita's location, she was looking straight ahead at the people who were leaving from the right-hand window. Bailey Dep., 35:14-36:1, 51:21-52:6. Plaintiff's observation of people leaving from the right-hand window where she was headed is different from the plaintiff in *Beil* who was walking forward while being partly turned around looking for traffic. Moreover, Plaintiff's testimony and expert report create a genuine issue of material fact as to the openness and obviousness of the alleged defect. When Plaintiff was asked if she would have seen the alleged defect had she been looking down, she did not concede that she would have. She only responded that it would be "*possible*." Bailey Dep., 51:7-12. Her expert opines in pertinent part, "[t]his raised section of the walkway area was **not easily discernable** and it was similar in color and texture of the surrounding flush concrete walk area." Mot. for Summ. J., Exhibit D., p. 5 (emphasis added). Accordingly, based on the testimony and evidence in the record, the Court finds that reasonable minds could disagree on the openness and obviousness of the alleged defect in this case.

### CONCLUSION

Because the Court finds that that there are genuine issues of material fact with respect to Plaintiff's negligence claim, Defendants' Motion for Summary Judgment is **DENIED**.

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### ORDER

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**AND NOW**, this 24th day of December, 2025, upon consideration of Defendants, GJD Enterprises LLC d/b/a Rita's Italian Ice, GIA Real Estate Holdings LLC, and Rita's of Allentown's

Motion for Summary Judgment, filed October 6, 2025, Plaintiff's Reply in Opposition thereto, filed November 5, 2025, and after argument held on November 21, 2025, after which time the Motion was taken under advisement,

**IT IS ORDERED** Defendants' Motion is **DENIED** for the reasons set forth in the accompanying Memorandum Opinion.

### **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**

**Ahner, Elaine R.,** dec'd.

Late of the Borough of Slatington.

Executrix: Karol Gail Keeney, 7345 E. Hillcrest Lane, Slatington, PA 18080.

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

**Albright, Charlotte E. a/k/a Charlotte Albright,** dec'd.

Late of Macungie.

Executrix: Rebecca Lynn Albright 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.

**Bachman, Elva M.,** dec'd.

Late of the City of Allentown.

Executrices: Corliss A. Bachman and Barbara E. Bachman 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.

**Barnette, Loris J.,** dec'd.

Late of the City of Bethlehem.

Co-Executors: C. Kevin Barnette and James D. Barnette c/o Littner & Littner Law Offices, PLLC, 512 North New Street, Bethlehem, PA 18018.

Attorneys: Robert V. Littner, Esquire, Littner & Littner Law Offices, PLLC, 512 North New Street, Bethlehem, PA 18018.

**Beaky, Gerald A. a/k/a Gerald Anthony Beaky,** dec'd.

Late of Center Valley.

Executor: Michael Beaky, 33 Larchwood Road, Wyomissing, PA 19610.

**Bernardelli, Sylvia K.,** dec'd.

Late of Whitehall.

Executrix: Jessica A. Motley c/o Daniel M. O'Donnell, Esquire, Maloney, Danyi & O'Donnell, 901 West Lehigh Street, Bethlehem, PA 18018.

Attorneys: Daniel M. O'Donnell, Esquire, Maloney, Danyi & O'Donnell, 901 West Lehigh Street, Bethlehem, PA 18018.

**Colson, Mary Lou,** dec'd.

Late of Allentown.

Executrix: Kathy Nelson a/k/a Kathy Lynn Nelson c/o Daniel K. McCarthy, Esquire, Davison & McCarthy, P.C., Two City Center, 645 Hamilton Street, Suite 510, Allentown, PA 18101.

Attorneys: Daniel K. McCarthy, Esquire, Davison & McCarthy, P.C., Two City Center, 645 Hamilton Street, Suite 510, Allentown, PA 18101.

**Corey, James H., Jr.,** dec'd.

Late of the City of Bethlehem.  
Administratrix C.T.A.: Amy L. Herron a/k/a Amy Louise Corey, 1030 W. Walnut Street, Allentown, PA 18102.  
Attorney: Robert P. Daday, Esquire, 1030 W. Walnut Street, Allentown, PA 18102, (610) 740-0300.

**Foley, A. James a/k/a Arthur James Foley, Jr.,** dec'd.

Late of Allentown.  
Executor: Arthur James Foley, III c/o Daly Law Offices, 4480 William Penn Highway, Suite 200, Easton, PA 18045.  
Attorneys: Joshua N. Daly, Esq., Daly Law Offices, 4480 William Penn Highway, Suite 200, Easton, PA 18045.

**Green, David A.,** dec'd.

Late of 5767 Cetronia Road, Allentown.  
Executor: Thomas A. Green 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.

**Horvath, Michael,** dec'd.

Late of Center Valley.  
Executor: Michael J. Horvath a/k/a Michael John Horvath 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.

**Kagan, Grace G.,** dec'd.

Late of Allentown.  
Executor: William L. Oppenheim c/o Vaughn A. Terrinoni, Esquire, 3976 Township Line Road, Bethlehem, PA 18020.  
Attorney: Vaughn A. Terrinoni, Esquire, 3976 Township Line Road, Bethlehem, PA 18020.

**Koneski, Anthony T., Sr.,** dec'd.

Late of 5202 Mill Road, Emmaus.  
Executor: Anthony T. Koneski, Jr. and Michael A. Koneski 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.

**Marone, Virginia A.,** dec'd.

Late of Allentown.  
Administrator: Bruce J. Wlazelek c/o Prokup & Swartz, 7736 Main Street, Fogelsville, PA 18051.  
Attorneys: Prokup & Swartz, 7736 Main Street, Fogelsville, PA 18051.

**Rice, Suzanne,** dec'd.

Late of the City of Allentown.  
Executor: Jeffrey S. Rice c/o George M. Vasiliadis, Esquire, Vasiliadis Pappas Associates LLC, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020.  
Attorneys: George M. Vasiliadis, Esquire, Vasiliadis Pappas Associates LLC, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020

**SECOND PUBLICATION**

**Angell, Lynette L.,** dec'd.

Late of Germansville.

Executrix: Christina Czonstka 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.

**Arndt, John E.,** dec'd.

Late of 1040 Pennsylvania Avenue, Emmaus.  
Executor: Lee O. Arndt 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.

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

Late of Whitehall.  
Co-Executors: Francis J. Bilder, Sr. a/k/a Francis Joseph Bilder and Mark L. Bilder a/k/a Mark Louis Bilder c/o Jeffrey F. Hussar, Esquire, 946 Third Street, Whitehall, PA 18052.  
Attorney: Jeffrey F. Hussar, Esquire, 946 Third Street, Whitehall, PA 18052.

**Checksfield, Susanjoy M.,** dec'd.

Late of Allentown.  
Executor: Richard A. Reckner, 1943 S. Delaware Street, Allentown, PA 18103.  
Attorney: Matthew Ettinger, Esq., 147 North 10th Street, Allentown, PA 18102.

**Chiz, Paul M., Jr.,** dec'd.

Late of Salisbury Twp.  
Executor: Thomas M. Rosato, 409 Alderbrook Dr., Wayne, PA 19087.  
Attorneys: Michael L. Galbraith, Esquire, Galbraith Law, LLC, 1845 Walnut St., 25th Fl., Philadelphia, PA 19103.

**Columbus, Katina,** dec'd.

Late of Allentown.  
Executrix: Irene C. Blough c/o Pavlack Law Offices, P.C., 1415 Blakeslee Blvd. Dr. E., Lehigh-ton, PA 18235.  
Attorneys: Keith R. Pavlack, Esquire, Pavlack Law Offices, P.C., 1415 Blakeslee Blvd. Dr. E., Lehigh-ton, PA 18235.

**Cressman, Eric James,** dec'd.

Late of 3321 W. Emmaus Avenue, Emmaus.  
Administrator: Scott W. Cressman c/o James W. Hill, Esquire, Hill Law Offices, P.C., 3141 Main Street, P.O. Box 197, Springtown, PA 18081-0197.  
Attorneys: James W. Hill, Esquire, Hill Law Offices, P.C., 3141 Main Street, P.O. Box 197, Springtown, PA 18081-0197, (610) 346-8200.

**Gebey, Charles L.,** dec'd.

Late of 1321 S. Krocks Road, Allentown.  
Executrix: Maria W. Bleil 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.

**Gehringer, Stephen J.,** dec'd.

Late of Lehigh County.  
Executrix: Joyce E. Gehringer, 2744 Apple Valley Circle, Ore-field, PA 18069.

**Jarnagin, Richard L.,** dec'd.

Late of Allentown City.  
Administrator: Richard Lee Jarnagin, Jr., 21 Northgate Dr., Greenlawn, NY 11740.  
Attorney: John B. Zonarich, Esquire, Mette, 3401 N. Front St., P.O. Box 5950, Harrisburg, PA 17110-0950.

**Moniak, John, Jr.,** dec'd.

Late of South Whitehall.  
Executor: Stephen Moniak c/o Appel Yost LLP, 33 North Duke Street, Lancaster, PA 17602.  
Attorneys: Jeffrey P. Ouellet, Esquire, Appel Yost LLP, 33 North Duke Street, Lancaster, PA 17602.

**Phillips, Alan J., Sr.,** dec'd.

Late of Whitehall.  
Executor: Nicholas M. Phillips 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.

**Roper, Eutha C.,** dec'd.

Late of 1925 W. Turner Street, Allentown.  
Executor: J. Barclay Collins, II 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.

**Stamas, Helen E.,** dec'd.

Late of 1177 6th Street, Whitehall.  
Executrix: Holly Rivera, 48 Cliffside Drive, Jim Thorpe, PA 18229.

**THIRD PUBLICATION**

**Brndjar, Judith A.,** dec'd.

Late of Macungie Borough.  
Executrix: Romy Tressler c/o John H. Filice, Esquire, Rubin, Glickman, Steinberg & Gifford, P.C., 2605 N. Broad Street, P.O. Box 1277, Lansdale, PA 19446.  
Attorneys: John H. Filice, Esquire, Rubin, Glickman, Steinberg & Gifford, P.C., 2605 N. Broad Street, P.O. Box 1277, Lansdale, PA 19446.

**Caliman, Charles V.,** dec'd.

Late of Lower Macungie Township.  
Personal Representative: Susan J. Morath-Caliman c/o Catherine E. Sears, Esquire, 33 S. 7th Street, P.O. Box 4060, Allentown, PA 18105-4060.  
Attorney: Catherine E. Sears, Esquire, 33 S. 7th Street, P.O. Box 4060, Allentown, PA 18105-4060.

**Lang, Betty M.,** dec'd.

Late of Bethlehem.  
Executrix: Donna S. Reinhard.  
Attorneys: Robert M. Knauer, Esquire, Knauer & Davenport, 143 North Eighth St., Allentown, PA 18101.

**Matthews, Rheta Mae,** dec'd.

Late of the Township of Upper Saucon.  
Executrix: Melinda K. Jones c/o DiFelice Law, LLC, 240 South Main Street, Suite 1206, Nazareth, PA 18064.  
Attorneys: DiFelice Law, LLC, 240 South Main Street, Suite 1206, Nazareth, PA 18064.

**Norelli, M. Clyde, Sr.,** dec'd.

Late of 5732 Spring Haven Lane, Lower Macungie.  
Executrix: Karen S. Norelli 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.

**Oldt, Arden C., II,** dec'd.

Late of Slatington.  
Executor: Jason R. Christman 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.



**Pitts, Scott Robert**, dec'd.

Late of Whitehall.  
Executrix: Nicole E. Landis c/o Douglas J. Tkacik, Esquire, 18 East Market Street, Bethlehem, PA 18018.  
Attorney: Douglas J. Tkacik, Esquire, 18 East Market Street, Bethlehem, PA 18018.

**Poniktera, Christopher M.**, dec'd.

Late of Emmaus.  
Personal Representative: Alicia Corin Poniktera a/k/a Alicia C. Poniktera.  
Attorney: Matthew T. Tranter, Esquire, One West Broad Street, Suite 700, Bethlehem, PA 18018.

**Remaley, Richard D.**, dec'd.

Late of Slatington.  
Executor: Craig C. Remaley 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.

**Sacks, Anna F. a/k/a Anna Frances Sacks**, dec'd.

Late of Lehigh County.  
Executrix: Linda Sacks.  
Attorneys: Brian F. Levine, Esquire, Levine Law, LLC, 22 E. Grant St., New Castle, PA 16101-2279.

**Santiago, Alberto Cervoni**, dec'd.

Late of Whitehall.  
Administratrix: Miriam Cervoni c/o Michael D. Recchiuti, Esquire, 60 W. Broad Street, Ste. 303, Bethlehem, PA 18018.  
Attorney: Michael D. Recchiuti, Esquire, 60 W. Broad Street, Ste. 303, Bethlehem, PA 18018.

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

Late of the City of Allentown.  
Executrix: Jolene M. Miller 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.

**Schmoyer, Lowell W.**, dec'd.

Late of Macungie.  
Executors: Ronald T. Schmoyer and Jackie L. Godfrey 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.

**Seltzer, Richard C.**, dec'd.

Late of Emmaus.  
Co-Executors: Randy Seltzer a/k/a Randy D. Seltzer and Lucille D. Maletsky c/o Jon A. Swartz, Esquire, Prokup & Swartz, 7736 Main Street, Fogelsville, PA 18051-1616.  
Attorneys: Jon A. Swartz, Esquire, Prokup & Swartz, 7736 Main Street, Fogelsville, PA 18051-1616.

**Williams, Anna M.**, dec'd.

Late of Bethlehem.  
Executrix: Jennifer S. Meckley c/o Carolyn J. Pugh, Esquire, 2675 Eastern Boulevard, York, PA 17402.  
Attorney: Carolyn J. Pugh, Esquire, 2675 Eastern Boulevard, York, PA 17402.

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**NOTICE OF INCORPORATION**

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed on December 31, 2025 pursuant to the

provisions of the Pennsylvania Business Corporation Law of 1988 as amended, by the following corporation named:

**CATILIZE HEALTH, INC.**

J-16

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ADULT NAME CHANGE

NOTICE IS HEREBY GIVEN that on the 24th day of December, 2025, the Petition of Alexander Jakoby Wittmann was filed in Lehigh County Court of Common Pleas at No. 2025-C-5284, seeking to change the name of Petitioner from Alexander Jakoby Wittmann to Alexander Francis Renaud. The Court has fixed Monday, March 9, 2026 at 9:30 A.M. in Courtroom 1A at the Lehigh County Courthouse as the date for hearing of the Petition. All persons interested in the proposed change of name may appear and show cause, if any they have, why the prayer of the Petitioner should not be granted.

J-16

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CHANGE OF NAME NOTICE

In the Court of Common Pleas of  
Lehigh County

NO. 2026-C-0056

NOTICE IS HEREBY GIVEN that on January 8, 2026, the Petition of Leah Park Nosek for a Change of Name has been filed in the above named Court, praying for a Decree to change the name of Petitioner from Leah Park Nosek to Leah Elizabeth Nosek.

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: April 6, 2026, Time of Hearing: 9:30 A.M., Courtroom Number: 1B, Judge Zachary J. Cohen, Lehigh County Courthouse, 455 West Hamilton Street, Allentown, PA 18101.

J-16

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CHANGE OF NAME NOTICE

In the Court of Common Pleas of  
Lehigh County

NO. 2026-C-0011

NOTICE IS HEREBY GIVEN that on January 2, 2026, the Petition of Abdur Rahman Shazed for a Change of Name has been filed in the above named Court, praying for a Decree to change the name of Petitioner from Abdur Rahman Shazed to Shazed Abdur Rahman.

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: March 18, 2026, Time of Hearing: 9:30 A.M., Courtroom Number: 5C, Judge Thomas A. Capehart, Lehigh County Courthouse, 455 West Hamilton Street, Allentown, PA 18101.

J-16

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CHANGE OF NAME NOTICE

In the Court of Common Pleas of  
Lehigh County

NO. 2025-C-2663

NOTICE IS HEREBY GIVEN that on January 6, 2026, the Petition of (Parent or Guardian) Kirssys Suero For a Change of Name has been filed in the above-named Court, praying for a Decree to change the minor name from K.J.D. to K.J.P.

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: February 3, 2026, Time of Hearing: 9:30 A.M.,

LEHIGH LAW JOURNAL

Courtroom Number: 1A, Judge Hon.  
Michelle Varricchio, Lehigh County  
Courthouse, 455 West Hamilton  
Street, Allentown, PA 18101.

J-16

IN THE COURT OF COMMON  
PLEAS OF LEHIGH COUNTY,  
PENNSYLVANIA

CIVIL ACTION—  
MORTGAGE FORECLOSURE

No. 2025-C-2636

ALLENTOWN FEDERAL  
CREDIT UNION

Plaintiff

vs.

ALLISON R. WELLER

Defendant

NOTICE

To: Allison R. Weller

You are hereby notified that on  
July 8, 2025, Plaintiff, Allentown  
Federal Credit Union, filed a Com-  
plaint, which has been reinstated,  
endorsed with a Notice to Defend  
against you in the Court of Common  
Pleas of Lehigh County, Pennsylva-  
nia, docketed to No. 2025-C-2636,  
wherein Plaintiff seeks to enforce its  
rights under its loan documents.

Since your current whereabouts  
are unknown, the Court, by Order  
dated December 30, 2025, ordered  
notice of said facts and the filing of  
the Complaint to be served upon you  
as provided by Pa. R.C.P. 430(b)(1).

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

NOTICE

You have been sued in Court. If  
you wish to defend, you must enter  
a written appearance personally or  
by attorney, and file your defenses or  
obligations in writing with the Court.  
You are warned that if you fail to do  
so, the case may proceed without you  
and a Judgment may be entered  
against you without further notice for  
the relief requested by the Plaintiff.

You may lose money or property or  
other rights important to you.

YOU SHOULD TAKE THIS NO-  
TICE TO YOUR LAWYER AT ONCE.  
IF YOU DO NOT HAVE A LAWYER  
GO TO OR TELEPHONE THE OFFICE  
SET FORTH BELOW.

THIS OFFICE CAN PROVIDE YOU  
WITH INFORMATION ABOUT HIRING  
A LAWYER. IF YOU CANNOT AF-  
FORD TO HIRE A LAWYER, THIS  
OFFICE MAY BE ABLE TO PROVIDE  
YOU WITH INFORMATION ABOUT  
AGENCIES THAT MAY OFFER LE-  
GAL SERVICES TO ELIGIBLE PER-  
SONS AT A REDUCED FEE OR NO  
FEE.

Lawyer Referral Service  
1114 Walnut Street  
Allentown, PA 18102  
(610) 433-7094

EDEN R. BUCHER, ESQ.  
BARLEY SNYDER  
2755 Century Boulevard  
Wyomissing, PA 19610  
(610) 372-3500

J-16

CHANGE OF NAME NOTICE

In the Court of Common Pleas of  
Lehigh County

NO. 2026-C-0057

NOTICE IS HEREBY GIVEN that  
on January 6, 2026, the Petition of  
Joseph Corcoran for a Change of  
Name has been filed in the above  
named Court, praying for a Decree to  
change the name of Petitioner from  
Joseph Corcoran to Joseph James  
Corcoran.

The Court of Lehigh County  
Courthouse, Allentown, Pennsylva-  
nia, 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: March 23, 2026,  
Time of Hearing: 9:30 A.M., Court-  
room Number: 5A, Judge Melissa T.  
Pavlak, Lehigh County Courthouse,  
455 West Hamilton Street, Allentown,  
PA 18101.

J-16

TITLE SEARCH

2026-C-0048

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

Chevrolet Camaro, 1968, VIN# 124378N327336.

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

The court date is scheduled for: March 20, 2026, 9:00 A.M., Courtroom 2D, Lehigh County Courthouse, 455 West Hamilton Street, Allentown, PA 18101.

J-16

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COURT OF COMMON PLEAS  
LEHIGH COUNTY, PA  
CIVIL ACTION—LAW

NO. 2025-C-2517

THE BANK OF NEW YORK  
MELLON f/k/a THE BANK OF NEW  
YORK, AS TRUSTEE FOR THE  
CERTIFICATE HOLDERS OF  
CWALT, INC., ALTERNATIVE LOAN  
TRUST 2005-3CB, MORTGAGE  
PASS-THROUGH  
CERTIFICATES, SERIES 2005-3CB  
Plaintiff

v.

Jonathan Mensah and Nana A.  
Serwaah- Mensah  
Defendants

---

NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE

To: Jonathan Mensah, 625 Diehl Avenue, Fountain Hill, PA 18015

You are hereby notified that Plaintiff, THE BANK OF NEW YORK MELLON f/k/a THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2005-3CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-3CB, has filed a Mortgage Foreclosure Complaint endorsed with

a Notice to Defendant, against you in the Court of Common Pleas of Lehigh County, Pennsylvania, docketed as case number 2025-C-2517, seeking to foreclose the mortgage secured on your property located at 625 Diehl Avenue Fountain Hill, PA 18015.

---

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you, and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

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

Lawyer Referral Service  
1114 Walnut Street  
Allentown, PA 18102  
(610) 433-7094

WILLIAM MILLER, ESQ.  
PADGETT LAW GROUP  
Attorneys for Plaintiff  
700 Darby Road  
Suite 100  
Havertown, PA 19083  
(850) 422-2520

J-16

## LEHIGH LAW JOURNAL

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### NOTICE OF HEARING

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A Petition for Reinstatement to the active practice of law has been filed by ELISSA GRIFFITH WALDRON and will be the subject of a hearing on June 29 and 30, 2026 before a hearing committee designated by the Board. Anyone wishing to be heard in reference to this matter should contact the District II Office of the Disciplinary Board of the Supreme Court of Pennsylvania, Suite 170,

820 Adams Avenue, Trooper, Pennsylvania 19403, phone number (610) 650-8210, on or before June 15, 2026.

Marcee D. Sloan  
Board Prothonotary  
The Disciplinary Board of the  
Supreme Court of Pennsylvania  
Suite 170  
820 Adams Avenue  
Trooper, PA 19403

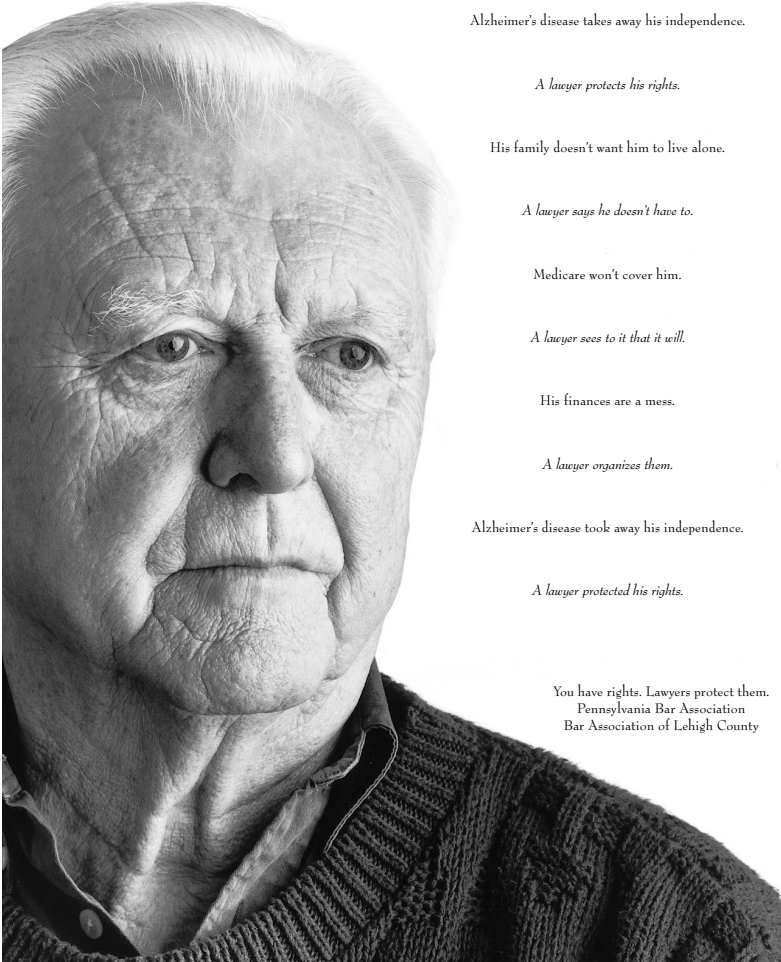
J-16

REALTORS
WANT TO
SELL
HOUSES ... LAWYERS
WANT TO
PROTECT
YOUR
INVESTMENT

Lawyers are the impartial participants in your real estate transaction. You want the house. The realtor wants to sell it. What if there is a legal problem at settlement? Who is watching out for you and your rights?



***Don't take a chance ...  
consult your attorney.***



Alzheimer's disease takes away his independence.

*A lawyer protects his rights.*

His family doesn't want him to live alone.

*A lawyer says he doesn't have to.*

Medicare won't cover him.

*A lawyer sees to it that it will.*

His finances are a mess.

*A lawyer organizes them.*

Alzheimer's disease took away his independence.

*A lawyer protected his rights.*

You have rights. Lawyers protect them.  
Pennsylvania Bar Association  
Bar Association of Lehigh County



**PERIODICAL PUBLICATION**

**\* Dated Material. Do Not Delay. Please Deliver Before Tuesday, December 20, 2026**

THE COURT

The Hon. Douglas G. Reichley, President Judge  
The Hon. Robert L. Steinberg, Judge  
The Hon. J. Brian Johnson, Judge  
The Hon. James T. Anthony, 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. Mark B. Stanzola, Judge  
  
The Hon. Carol K. McGinley, Senior Judge  
The Hon. Michele A. Varricchio, Senior Judge

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(USPS 309560)

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