

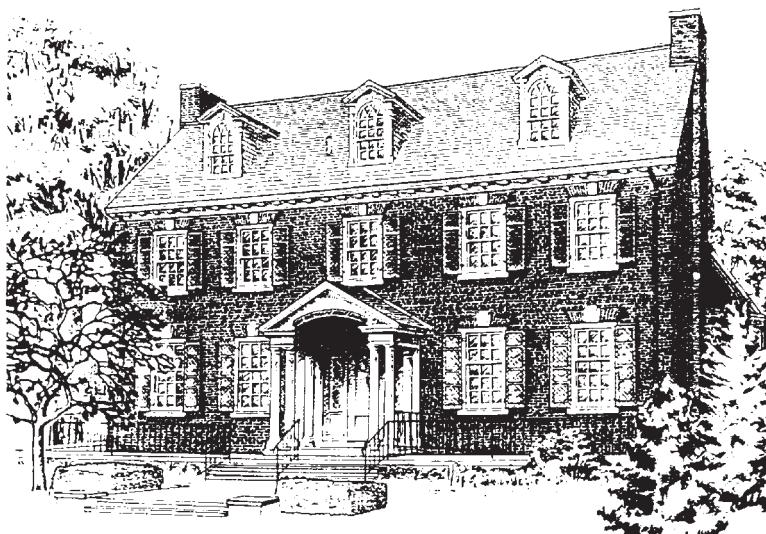
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No. 84



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5-7 PM

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Notice to the Bar

Judge Mark B. Stanziola's weekly walk-in civil motions court for **Wednesday, February 25, 2026** is cancelled.

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

Judge Mark B. Stanziola's weekly walk-in civil motions court for **Wednesday, July 1, 2026** is cancelled.

E&B Hotel Partnership; Bizati Enterprises LTD d/b/a Parkview Inn & Conference Center, Plaintiffs, vs. Joseph Randolph and Joy Randolph, Defendants.

Motion for Summary Judgment—Ejectment; Unjust Enrichment; Civil Conspiracy.

Plaintiff property owners filed a motion for summary judgment seeking summary judgment on their ejectment count, unjust enrichment count, and civil conspiracy count as it pertains to unjust enrichment.

To succeed in an action in ejectment, a plaintiff must establish that (1) the plaintiff is not in possession of the property, (2) the plaintiff has the right to immediate possession of the property, and (3) the Defendant possesses the property without title or right. *Siskos v. Britz*, 790 A.2d 1000, 1006 (Pa. 2002).

The Court denied the motion for summary judgment on the basis that Plaintiffs failed to demonstrate there was not any genuine issue of material fact as to whether Plaintiffs were entitled to immediate possession of the subject property and as to whether Defendants were being unjustly enriched.

In the Court of Common Pleas of Lehigh County, Pennsylvania, Civil Division Case No. 2025-C-2864. E&B Hotel Partnership; Bizati Enterprises LTD d/b/a Parkview Inn & Conference Center, Plaintiffs vs. Joseph Randolph and Joy Randolph, Defendants.

DAVID N. MELMAN, ESQUIRE, on behalf of the Plaintiffs, E&B Hotel Partnership; Bizati Enterprises Ltd d/b/a Parkview Inn & Conference Center.

DEFENDANTS, JOSEPH RANDOLPH and JOY RANDOLPH, Pro Se.

MEMORANDUM OPINION

REICHLEY, J., December 16, 2025. Plaintiffs, E&B Hotel Partnership; Bizati Enterprises Ltd d/b/a Parkview Inn & Conference Center (Collectively “Plaintiffs”) filed a motion for summary judgment. For the reasons set forth herein, Plaintiffs’ Motion is DENIED.

FACTUAL AND PROCEDURAL HISTORY

Plaintiffs allege that E&B Hotel Partnership owns the property located at 1151 Bulldog Drive, Allentown, Pennsylvania 18104 and Bizati Enterprises LTD d/b/a Parkview Inn & Conference

Center is a business located at said property. Compl., ¶¶1-2, 6, 8-9. Defendants currently reside at 1151 Bulldog Drive, Room 417, Allentown, Pennsylvania 18104 and have been residing there since October 2023. Answer, ¶¶3-4, 10. Plaintiffs had been charging Defendants approximately \$500.00-\$600.00 per week for them to reside at the property, but the exact weekly rate is disputed by the parties. Compl., ¶11; Answer, ¶11. Plaintiffs allege Defendants stopped making consistent weekly payments on or about the end of September, 2024. Compl., ¶12. No written lease exists between the parties. Answer, ¶15.

Plaintiffs filed their Complaint on July 22, 2025, bringing counts for ejectment, unjust enrichment, damages to property pursuant to 48 Pa.C.S. §1311(c)(1)(i), trespass to chattels, conversion, and civil conspiracy against the Defendants. Defendants filed their Answer on August 28, 2025. On September 5, 2025, Plaintiffs filed the instant Motion for Summary Judgment, seeking summary judgment on their ejectment count, unjust enrichment count, and civil conspiracy count as it pertains to unjust enrichment. Defendants filed their Answer to Plaintiffs' Motion for Summary Judgment on October 2, 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 uncontested 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).

As a preliminary note, Plaintiffs' instant Motion for Summary Judgment was filed prior to the completion of any discovery by the parties. In Pennsylvania, "parties must be given reasonable time to complete discovery before a trial court entertains any motion for summary judgment[.]" *Reeves v. Middletown Athletic Ass'n.*, 866 A.2d 1115, 1124 (Pa. Super. 2004). However, "after the relevant pleadings are closed, but within such time as not to unreasonably delay trial, any party may move for summary judgment in whole or in part as a matter of law, whenever there is no genuine issue of any material fact as to a necessary element of the cause of action or defense which *could be* established by additional discovery or expert report." Pa.R.C.P. 1035.2(1) (emphasis added).

Note: Rule 1035.2 sets forth the general principle that a motion for summary judgment is based on an evidentiary record which entitles the moving party to judgment as a matter of law.

... Under subdivision (1), the record shows that the material facts are undisputed and, therefore, there is no issue to be submitted to a jury.¹¹

An example of a motion under subdivision (1) is a motion supported by a record containing an admission. By virtue of the admission, no issue of fact could be established by further discovery or expert report.

Pa.R.C.P. 1035.2, Note (emphasis added).

While Rule 1035.2(2) is prefaced with the statement that any party may file a motion after the relevant pleadings have closed, **the adverse party must be given adequate time to develop the case and the motion will be premature if filed before the adverse party has completed discovery relevant to the motion.** The purpose of the rule is to eliminate cases prior to trial where a party cannot make out a claim or a defense after relevant discovery has been completed; the intent is not to eliminate meritorious claims prematurely before relevant discovery has been completed.

The timing of the motion is important. Under Rule 1035.2(1), the motion is brought when there is “no genuine issue of any material fact ... **which could be established by additional discovery or expert report.**” ...

New Rule 1035.2 provides that a party may move for summary judgment after the “relevant” pleadings are closed and, in order to provide discretion in the lower court, within such time so as not to “unreasonably” delay the trial.

Pa.R.C.P. No. 1035.2, Explanatory Comment—1996 (emphasis added).

Plaintiffs argue they are entitled to summary judgment on their ejectment action because they have attached a copy of the deed to the property demonstrating their ownership thereof, there are no deficiencies in their title, and no superior title has been shown by the Defendants. In reviewing the deed attached as Exhibit A to Plaintiffs’ Complaint, the Grantee therein is identified as “E & B Hotel Partnership, L.P., a Pennsylvania limited partnership, having its principal place of business at 1151 Bulldog Drive, Allentown Pennsylvania ...” Compl., Ex. A., p. 1. One of the Plaintiffs in this case is identified in the Complaint as “E & B Hotel Partnership.” Examining the deed in a light most favorable to

Defendants as the non-moving party, a genuine issue of material fact exists as to whether Plaintiff E & B Hotel Partnership is the same as the “E & B Hotel Partnership, L.P.” identified as the Grantee in the deed.¹

To succeed in an action in ejectment, a plaintiff must establish that (1) the plaintiff is not in possession of the property, (2) the plaintiff has the right to immediate possession of the property, and (3) the Defendant possesses the property without title or right. *Siskos v. Britz*, 790 A.2d 1000, 1006 (Pa. 2002).

In *Wells Fargo Bank, N.A. v. Long*, 934 A.2d 76, 78 (Pa. Super. 2007) (citation omitted), we noted that “ejectment is an action filed by a plaintiff who does not possess the land but has the right to possess it, against a defendant who has actual possession,” and that the purpose of such an action is to determine “the immediate rights between plaintiff and defendant involved in that particular litigation.” We continued that “ejectment is a possessory action only, and can succeed only if the plaintiff is out of possession, and if he has a present right to immediate possession.” *Id.* at 79 (quoting *Brennan v. Shore Brothers, Inc.*, 110 A.2d 401, 402 (Pa. 1955)). Stated another way, “Ejectment is a possessory action wherein a plaintiff must prove the right to exclusive possession vis-a-vis proof of paramount title.” *Roberts v. Estate of Pursley*, 700 A.2d 475, 480 (Pa. Super. 1997) (internal quotation marks omitted).

Forward, LLC v. Janic, 2021 WL 2531157, at *4 (Pa. Super. 2021) (unpublished table opinion).

Even if no genuine issue of material fact existed as to Plaintiffs’ ownership of the subject property, Plaintiffs are not entitled to summary judgment on their ejectment claim because issues of fact exist in the record as to Defendants possessing the property without right and whether Plaintiffs are entitled to immediate possession. “ ... [F]or purposes of ruling on a motion for summary judgment, the ‘record’ includes any and all ‘(1) pleadings, (2) depositions, answers to interrogatories, admissions and affidavits, and (3) reports signed by an

¹It is not uncommon for general partnerships to exist which have individuals, limited partnerships, and other entities as partners, some or all of which share a common address.

expert witness that would, if filed, comply with Rule 4003.5(a)(1), whether or not the reports have been produced in response to interrogatories.” *Monroe v. CBH20, LP*, 2022 PA Super 197, 286 A.3d 785, 802 (Pa. Super. Ct. 2022) (quoting Pa. R.C.P. 1035.1). Defendants dispute Plaintiffs’ entitlement to immediate possession of the property on the basis that a landlord-tenant relationship exists between the parties and said relationship was never properly ended in accordance with Pennsylvania’s Landlord Tenant Act. Answer, ¶¶11, 12, 14-16, 18, 20, 23. Defendants assert the key cards they have to access the property have been deactivated by the Plaintiffs. Answer, ¶19.

Pennsylvania’s Landlord Tenant Act, 68 P.S. §§250.101-250.602, was enacted in 1951 and “is a comprehensive regulatory scheme governing the landlord and tenant relationship. It sets up a procedure whereby a landlord may repossess [the] premises if he has a right to evict the tenant.” *Fraport Pittsburgh, Inc. v. Allegheny Cnty. Airport Auth.*, 296 A.3d 9, 19 (Pa. Super. 2023) (internal quotations and citations omitted). “It is intended that [the Landlord Tenant Act] shall furnish a complete and exclusive system in itself,” and repealed all inconsistent acts. 68 P.S. §250.602.

To evict a tenant, landlords must comply with the procedure established in the Landlord Tenant Act. A complaint for possession must be filed in a municipal court or with the magistrate court, and “[i]f it appears that the complaint has been sufficiently proven, the [judge] shall enter judgment against the tenant that the real property be delivered up to the landlord.” 68 P.S. §250.503(a)(1). Five days after judgment is entered, the landlord may request, and the judge shall issue, a writ of possession for the premises. *See* 68 P.S. §250.503(b). “This writ is to be served within no later than forty-eight hours and executed on the eleventh day following service upon the tenant of the leased premises.” *Id.*

1700 Mkt. St. Associates, L.P. by SRI Eleven 1700 Mkt. Holdings REIT LLC v. Common Grounds 1700 Mkt. St., LLC, 314 A.3d 855, 862 (Pa. Super. 2024), *reargument denied* (June 5, 2024).

Although Defendants admit no *written* lease exists, a landlord-tenant relationship may be created by oral agreement in Pennsylva-

nia. “Real property, including any personal property thereon, may be leased for a term of not more than three years by a landlord or his agent to a tenant or his agent, by oral or written contract or agreement.” 68 P.S. §250.201. In order for a landlord to terminate an oral lease in Pennsylvania, the landlord must provide the tenant a Notice to Quit pursuant to 68 P.S. §250.501.

... [I]n case of the expiration of a term or of a forfeiture for breach of the conditions of the lease where the lease is for any term of one year or less or for an indeterminate time, the notice shall specify that the tenant shall remove within fifteen days from the date of service thereof, and when the lease is for more than one year, then within thirty days from the date of service thereof. In case of failure of the tenant, upon demand, to satisfy any rent reserved and due, the notice shall specify that the tenant shall remove within ten days from the date of the service thereof.

68 P.S. §250.501(b).

Where a landlord does not provide the Notice to Quit prescribed by the Landlord Tenant Act, the lease will not be deemed to be effectively terminated. *See, e.g., Mercer County Agric. Soc. v. Barnhardt*, 459 A.2d 811 (Pa. Super. 1983) (Pennsylvania Superior Court held that where Notice to Quit provided a termination date sooner than what was required under the Landlord Tenant Act, the lease would not be deemed effectively terminated until the earliest possible date permitted by the Landlord Tenant Act). An eviction under the Landlord Tenant Act and an ejectment are separate and distinct causes of action. An eviction is used by a landlord to terminate a leasehold interest before the end of the term of the lease for a breach of the lease or for nonpayment of rent. By contrast, an ejectment is used when no landlord-tenant relationship exists due to an expiration of a lease or when a lease was terminated and a former tenant refuses to vacate.² “Where a

²The provisions of the Landlord Tenant Act, particularly as to the requirement to provide a Notice to Quit, do not apply to actions for ejectment or confessions of judgment for possession pursuant to 68 P.S. § 250.511. However, these carve-outs do not alleviate the requirements that a plaintiff must have an immediate right to possess the property to pursue an ejectment. *Frempong v. Phillips*, 2023 WL 4234426, at *3-4 (Pa. Super. 2023) (unpublished table opinion).

tenant holds over *after the landlord has given notice terminating the lease*, the landlord has the choice of several options: (1) to treat the tenant as a trespasser and summarily eject him; (2) to treat the tenant as holding over as a tenant by sufferance; or (3) to treat the tenant as holding over under the terms of the lease.” *Kaplan v. Bankers Sec. Corp.*, 490 A.2d 932, 935 (Pa. Super. 1985) (emphasis added).

“Ejectment is an action filed by a plaintiff who does not possess the land **but has the right to possess it**, against a defendant who has actual possession.” *Siskos v. Britz*, 790 A.2d 1000, 1006 (Pa. 2002) (citation omitted). Ejectment is “a **possessory action only**, and can succeed only if the plaintiff is out of possession, and if he has a present right to immediate possession.” *Id.* (citing *Brennan v. Shore Bros.*, 110 A.2d 401, 402 (Pa. 1955)) (emphasis added). Conversely, “[a]n eviction is an act by a landlord or a third person that interferes with a tenant’s **possessory** right to the demised premises.” *Kuriger v. Cramer*, 498 A.2d 1331, 1338 (Pa. Super. 1985) (emphasis added).

Lazy D. Mobile Home Estates V. Mike And Kerri Vankavelaar Appeal Of: Kerri Vankavelaar, 2025 WL 3281565, at *2 (Pa. Super. 2025) (unpublished table opinion) (some emphasis added; some emphasis original).

As noted above, Plaintiffs state in their Complaint they collected rent on a weekly basis from the Defendants in exchange for permitting Defendants to reside in the subject property. Viewing the record, which in this case is currently only the Plaintiffs’ Complaint and Defendants’ Answer, Plaintiffs have failed to demonstrate there is not any genuine issue of material fact as to whether Plaintiffs are entitled to immediate possession of the subject property. Based on the averments in the pleadings, the possibility cannot be ruled out at this juncture that the arrangement for payment of rent between Plaintiffs and Defendants created a landlord-tenant relationship between them by way of an oral lease, and that Defendants never properly received notice of eviction pursuant to the notice requirements of the Landlord Tenant Act. If such an oral lease for an indefinite term existed and was never terminated,

it cannot be said that Plaintiffs have an immediate right to possess the property, which is required to maintain an ejectment action. Consequently, Plaintiffs are not entitled to judgment as a matter of law on their ejectment count.

Plaintiffs argue they are entitled to summary judgment on their unjust enrichment and civil conspiracy claims because Defendants have appreciated the benefits of residing at the property without paying rent. As noted above, Plaintiffs attached a ledger to their Complaint showing an outstanding balance for rent owed to them by the Defendants. Plaintiffs also assert Defendants have received the benefits of waived pet fees and waived late fees. Compl., ¶¶13, 22-25. “To succeed on an unjust enrichment claim, the plaintiff must prove: ‘(1) benefits [were] conferred on [the] defendant by [the] plaintiff; (2) appreciation of such benefits by [the] defendant; and (3) acceptance and retention of such benefits under such circumstances that it would be inequitable for [the] defendant to retain the benefit without payment of value.’ ‘In determining if the doctrine applies, our focus is not on the intention of the parties, but rather on whether the defendant has been unjustly enriched.’” *Liberty Mut. Grp., Inc. v. 700 Pharmacy, LLC*, 270 A.3d 537, 554 (Pa. Super. 2022) (citations omitted).

Defendants admit they have been residing at the subject property since October of 2023. Answer, ¶10. However, Defendants dispute that it would be inequitable for them to retain the benefit of lodging at the subject property when they have not been evicted and they allege rent should be withheld due to habitability issues including lack of heat, lack of hot water, and a bug infestation. Answer, ¶¶20, 22. All residential leases contain an implied warranty of habitability. “The covenants and warranties in the lease are mutually dependent; the tenant’s obligation to pay rent and the landlord’s obligation imposed by the implied warranty of habitability to provide and maintain habitable premises are, therefore, dependent and a material breach of one of these obligations will relieve the obligation of the other so long as the breach continues.” *Pugh v. Holmes*, 405 A.2d 897, 903 (Pa. 1979).

Pugh’s primary rationale for adopting the implied warranty of habitability is that, “the modern tenant is not interested in land, but rather bargains for a dwelling house suitable

for habitation.” *Id.* at 282, 405 A.2d at 902. *Pugh* recognizes that, unlike tenants in feudal society to whom “any shelters or structures existing on the land were ‘incidental’ concerns, ... the modern apartment dweller is a consumer of housing services.” *Id.* at 280–82, 405 A.2d at 901–02 (citation omitted). Thus, “[t]he contemporary leasing of residences envisions one person (landlord) exchanging for periodic payments (rent) a bundle of goods and services, rights and obligations.” *Id.* at 282, 405 A.2d at 902 (citation omitted). Such goods and services include “not merely walls and ceilings, but also adequate heat, light and ventilation, serviceable plumbing facilities, secure windows and doors, proper sanitation, and proper maintenance.” *Id.* (citation omitted).

Staley v. Bouril, 718 A.2d 283, 284 (Pa. 1998) (some emphasis original; some emphasis removed).

“Where the tenant remains in possession, and the landlord sues for possession for unpaid rent, the implied warranty of habitability may be asserted as a defense If the landlord totally breached the implied warranty of habitability, **the tenant’s obligation to pay rent would be abated in full** [and] the action for possession would fail because there would be no unpaid rent.” *McIntyre ex rel. Howard v. Philadelphia Hous. Auth.*, 816 A.2d 1204, 1208 (Pa.Cmwth. 2003) (quoting *Pugh*, 405 A.2d at 907 (citations omitted)) (emphasis added). As noted above, the record demonstrates that material facts are disputed between the parties as to Defendants’ rights to remain in the property and as to what their outstanding obligations are in terms of paying rent depending on the veracity and severity of the habitability issues as alleged by the Defendants. Therefore, material facts as to whether Defendants are being unjustly enriched remain in dispute and Plaintiffs are not entitled to summary judgment on their unjust enrichment claim at this juncture. Consequently, Plaintiffs’ request for summary judgment on their civil conspiracy count as it pertains to their unjust enrichment count is also without merit.

CONCLUSION

As noted above, Plaintiffs filed their instant Motion for Summary Judgment eight days after Defendants filed their Answer to

Plaintiffs' Complaint. Because Plaintiffs' Motion was filed before parties completed discovery, it is viewed within the parameters of Pa.R.C.P. 1035.2(1). At this juncture, there are genuine issues of material fact with respect to Plaintiffs' ejection count, unjust enrichment count, and civil conspiracy count as it pertains to unjust enrichment which "could be established by additional discovery." Pa.R.C.P. 1035.2(1). Consequently, Plaintiffs' Motion for Summary Judgment is **DENIED**.

ORDER

AND NOW, this 16th day of December, 2025, upon consideration of Plaintiffs' Motion for Summary Judgment, filed September 5, 2025, and Defendants' Response thereto filed October 2, 2025, and after argument held on November 21, 2025,

IT IS ORDERED Plaintiffs' 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

Bessman, Margarete L., dec'd.

Late of Allentown.

Executrix: Nancy M. Werteen c/o Prokup & Swartz, 7736 Main Street, Fogelsville, PA 18051.

Attorneys: Prokup & Swartz, 7736 Main Street, Fogelsville, PA 18051.

Caldwell, Kevin S., dec'd.

Late of Catasauqua.

Executor: Ethan Andrew Caldwell, 332 Coal Street, Lehighton, PA 18235.

Attorney: Yekaterina Bacenet, Esquire, 115 E. Broad St., Bethlehem, PA 18018.

Check, John W., dec'd.

Late of Fountain Hill.

Executor: Chad Alan Check, 108 South 18th St., Easton, PA 18042.

Attorneys: Neil D. Ettinger, Esquire, Ettinger & Associates, LLC, Peachtree Office Plaza, 1815 Schadt Avenue, Ste. #4, Whitehall, PA 18052.

Frankenfield, Amanda Elizabeth, dec'd.

Late of Alburtis.

Administrator: Jesse K. Lichtenwalner 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.

Gallucci, John G., dec'd.

Late of 1005 7th Street, Whitehall.

Executrix: Susan Ondish c/o Reich and Furst Law Offices, 121 N. Cedar Crest Boulevard, Suite B, Allentown, PA 18104.

Attorneys: Reich and Furst Law Offices, 121 N. Cedar Crest Boulevard, Suite B, Allentown, PA 18104.

Kuntz, Thomas A., dec'd.

Late of Allentown.

Executor: Charles F. Kuntz 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.

Lalka, Stanley, dec'd.

Late of Allentown.

Administratrix: Janis A. Kushnerick c/o Nicole M. Thomas, Esquire, 2940 William Penn Hwy., Easton, PA 18045.

Attorney: Nicole M. Thomas, Esquire, 2940 William Penn Hwy., Easton, PA 18045.

Morgan, Andrew J. a/k/a Andrew John Morgan, dec'd.

Late of Macungie.

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Executrix: Kristin Mosher, 2315 Crescent Bay Drive, Southport, NC 28461.

Attorney: Kristofer M. Metzger, Esquire, P.O. Box 417, Center Valley, PA 18034.

Murphy, James A., dec'd.

Late of Whitehall.

Executors: Marvin L. Murphy and Denise A. Dorwart c/o William W. Matz, Jr., Esquire, 211 W. Broad Street, Bethlehem, PA 18018-5517.

Attorney: William W. Matz, Jr., Esquire, 211 W. Broad Street, Bethlehem, PA 18018-5517.

Olson, Margarete H., dec'd.

Late of Lower Macungie Township.

The Margarete H. Olson Revocable Living Trust Agreement dated March 7, 2006.

Trustees: Alan Willard Olson and Matthew Ernest Olson c/o Judith A. Harris, Esquire, Norris McLaughlin, P.A., 515 W. Hamilton St., Suite 502, Allentown, PA 18101.

Attorneys: Judith A. Harris, Esquire, Norris McLaughlin, P.A., 515 W. Hamilton St., Suite 502, Allentown, PA 18101.

Powers, Catherine B. a/k/a Catherine Bernardine Powers, dec'd.

Late of Allentown.

Administrator: Mark Alan Powers 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.

Rennick, Marjorie C. a/k/a Marge Rennick, dec'd.

Late of Allentown.

Executrix: Margaret A. Rennick, 5691 Merion Lane, Macungie, PA 18062.

Schantz, Terry L., dec'd.

Late of Allentown.

Executrix: Tammy Schantz, 6062 Palomino Drive, Allentown, PA 18106.

Attorney: Jordyn A. Augustus, Esquire, 5827 Mertz Drive, Allentown, PA 18104.

Schroeger, Erich Max, dec'd.

Late of Macungie.

Personal Representative: Toni Kay Schroeger.

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

Sharkey, Iris A. a/k/a Iris Adelson Sharkey, dec'd.

Late of Macungie.

Executrix: Tamara Adelson, 42 Marcia Lane, New City, NY 10956.

Spess, Jeffrey Lee a/k/a Jeffrey L. Spess a/k/a Jeffrey Spess and Jeff Spess, dec'd.

Late of Lower Macungie..

Administrator: Nicholas Lee Feher c/o Richard L. Orloski, Esq., 111 N. Cedar Crest Blvd., Allentown, PA 18104-4602.

Attorney: Richard L. Orloski, Esq., 111 N. Cedar Crest Blvd., Allentown, PA 18104-4602.

Warner, Richard K., dec'd.

Late of Upper Macungie Twp.

Executrix: Sharon E. Bartner c/o Larry Scott Auerbach, Esq., 1000 Easton Rd., Abington, PA 19001.

Attorney: Larry Scott Auerbach,

Esq., 1000 Easton Rd., Abington, PA 19001.

LEHIGH LAW JOURNAL

Williamson, Judith A., dec'd.

Late of E. Paoli St., Allentown.
Executrix: Joanne M. Hallett
c/o Heather A. Printz, Esq.,
Printz Law, 51 West End Trail,
Box 424, Macungie, PA 18062.
Attorneys: Heather A. Printz,
Esq., Printz Law, 51 West End
Trail, Box 424, Macungie, PA
18062.

SECOND PUBLICATION

Barnes, Mark P., dec'd.

Late of Upper Macungie Twp.
Executrix: Chelsey Neuhaus, 11
E. Bellefonte Ave., Apt. 103,
Alexandria, VA 22301.
Attorneys: Lindsey Hoelzle, Es-
quire, Hoelzle Law, LLC, P.O.
Box 98, Birchrunville, PA
19421.

Cherney, Marianne, dec'd.

Late of Allentown.
Executrix: Deborah A. Corcor-
an.
Attorneys: Gladys E. Wiles,
Esquire, Snyder & Wiles, P.C.,
7731 Main Street, Fogelsville,
PA 18051, (610) 391-9500.

Clauser, Terry P., dec'd.

Late of Whitehall.
Executor: Kristofer M. Metzger,
3716 Oakhurst Drive, Center
Valley, PA 18034.
Attorneys: Kristofer M. Metzger,
Esquire, P.O. Box 417, Center
Valley, PA 18034.

DalMaso, Marie C., dec'd.

Late of Allentown.
Co-Executors: Donna M. Genay
and Gary DalMaso c/o Robert
Pandaleon, Esquire, Attorney At
Law, 847 N. Wahneta St., Al-
lentown, PA 18109.
Attorney: Robert Pandaleon,
Esquire, Attorney At Law, 847
N. Wahneta St., Allentown, PA
18109.

Dieter, Barbara J. a/k/a Barbara

June Dieter, dec'd.

Late of Whitehall.
Executor: David R. Dieter a/k/a
David Raymond Dieter 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.

Elek, John W., dec'd.

Late of Macungie.
Executor: Douglas Mitchell Elek
c/o Noonan Law Office, 526
Walnut St., Allentown, PA
18101.
Attorneys: Noonan Law Office,
526 Walnut St., Allentown, PA
18101.

Godshall, Charles Y. a/k/a
Charles Godshall, dec'd.

Late of 3922 Oakhurst Drive,
Center Valley.
Personal Representative: Shari-
on Spohn c/o Anne K. Manley,
Esquire, 33 South Seventh
Street, P.O. Box 4060, Allen-
town, PA 18105.
Attorney: Anne K. Manley, Es-
quire, 33 South Seventh Street,
P.O. Box 4060, Allentown, PA
18105.

Kritzer, Robert Stephen a/k/a
Robert S. Kritzer, dec'd.

Late of 1454 Red Maple Lane,
Allentown.
Executrix: Roberta Beth Kritzer
a/k/a Roberta B. Kritzer c/o
Stuart T. Shmookler, Esquire,
33 South Seventh St., P.O. Box
4060, Allentown, PA 18105.
Attorney: Stuart T. Shmookler,
Esquire, 33 South Seventh St.,
P.O. Box 4060, Allentown, PA
18105.

LEHIGH LAW JOURNAL

Pidcock, Ralph M., dec'd.

Late of Allentown.

Executrix: Cynthia Lynn Pidcock a/k/a Cynthia L. Pidcock 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.

**Shollenberger, Marylin E. a/k/a
Marylin Shollenberger,** dec'd.

Late of Slatington.

Executor: Jack Shollenberger, Jr. c/o Yary L. Ledee de Leon, Esquire, Shulman Law Office PC, 1935 Center Street, Northampton, PA 18067. Attorneys: Yary L. Ledee de Leon, Esquire, Shulman Law Office PC, 1935 Center Street, Northampton, PA 18067.

Whitiak, Deborah A., dec'd.

Late of Allentown.

Administratrix: Janice M. Benko, 331 South 33rd Street, Allentown, PA 18104. Attorney: Kristofer M. Metzger, Esquire, P.O. Box 417, Center Valley, PA 18034.

THIRD PUBLICATION

Boehm, Marian Jean, dec'd.

Late of 3051 Main Road E., Emmaus.

Executrix: Susan Mohr c/o Robert B. Roth, Esquire, 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.

Bronstein, Judy A., dec'd.

Late of the City of Allentown.

Administratrix: Jennifer A. Mohr c/o Peters, Moritz, Peischl, Zulick, Landes & Brienza, LLP, 1 South Main Street, Nazareth, PA 18064.

Attorneys: Peters, Moritz, Peischl, Zulick, Landes & Brienza, LLP, 1 South Main Street, Nazareth, PA 18064.

Charles, Marvin, dec'd.

Late of Allentown.

Executor: Rober P. Sadler 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.

**Furry, Joyce M. a/k/a Joyce
Marie Furry,** dec'd.

Late of Lower Macungie Township.

Executor: Michael P. Furry c/o Amanda Racines Lovett, Esquire, Gardner, Racines, & Sheetz, 3968 Maulfair Place, Allentown, PA 18103.

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

Galipeau, Gerard M., dec'd.

Late of Allentown.

Administratrix: Debra M. Galipeau 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.

Iacocca, Phyllis A., dec'd.

Late of Emmaus.

Executor: Gary J. Iacocca c/o Michael Prokup, Esquire, Prokup & Swartz, 7736 Main Street, Fogelsville, PA 18051-1616.

LEHIGH LAW JOURNAL

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

Klucharich, Dorothy, dec'd.

Late of Whitehall Township
Executrix: Jennifer Liguori 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.

Koch, Terry Robert, dec'd.

Late of Allentown.
Administrator: Todd Michael Koch.
Attorneys: Robert M. Knauer, Esquire, Knauer & Davenport, 143 North Eighth St., Allentown, PA 18101.

Laky, Rose Ann, dec'd.

Late of City of Bethlehem.
Executor: Joseph E. Laky, Jr.
Attorney: David M. Backenstoe, 148 Main Street, Hellertown, PA 18055.

Lindsey, Bonny Kay a/k/a Bonny Lindsey a/k/a Bonny K. Lindsey and Bonnie Lindsey, dec'd.

Late of 1403 Seville Drive, Slatington.
Executor: Christopher M. Uhler a/k/a Christopher Michael Uhler, 20 Kennedy Avenue, Bangor, PA 18013.
Attorneys: Matthew G. Schnell, Esquire, Strubinger Law, P.C., 505 Delaware Avenue, P.O. Box 158, Palmerton, PA 18071-0158.

Lohr, Frances L. a/k/a Frances Galler Lohr, dec'd.

Late of Allentown.
Executor: Michael R. Galler, 198 High Point Drive, Saylorsburg, PA 18353.
Attorneys: Neil D. Ettinger, Esquire, Ettinger & Associates, LLC, Peachtree Office Plaza, 1815 Schadt Avenue, Ste. #4, Whitehall, PA 18052.

Malburg, Richard P., dec'd.

Late of Emmaus.
Co-Executrices: Kristyn J. Fogle and Jayne C. Fogle 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.

Morgan, Maureen E., dec'd.

Late of Whitehall.
Executor: Kenneth L. Catletti a/k/a Kenneth Lawrence Catletti c/o Joshua D. Shulman, Esquire, Shulman Law Office PC, 1935 Center Street, Northampton, PA 18067.

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

Nighan, Joseph Bernard, dec'd.

Late of Township of Whitehall.
Executrix: Ludwika Thomas Nighan a/k/a Ludwika Terry Nighan c/o Kevin Frank Danyi, Esq., Danyi Law, P.C., 133 East Broad Street, Bethlehem, PA 18018.

Attorneys: Kevin Frank Danyi, Esq., Danyi Law, P.C., 133 East Broad Street, Bethlehem, PA 18018.

LEHIGH LAW JOURNAL

Santiago, Ramon Luis, dec'd.

Late of Allentown.

Administrator: Ramon Luis Santiago Gonzalez, 3420 Dillman Street, Philadelphia, PA 19140.

Attorney: Kristen L. Park, Esquire, 1700 Market Street, 3150, Philadelphia, PA 19103.

Smith, Samuel E., dec'd.

Late of South Whitehall Township.

Executor: Mark S. Smith a/k/a Mark Samuel Smith 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.

Tavares, Denise M. a/k/a Denise Tavares, dec'd.

Late of Lower Macungie Township.

Executor: James Vincent Tavares a/k/a James Tavares c/o Michael Ira Stump, Esq., 207 East Main Street, Suite 100, Macungie, PA 18062.

Attorney: Michael Ira Stump, Esq., 207 East Main Street, Suite 100, Macungie, PA 18062.

Tesoriero, John J., dec'd.

Late of Whitehall.

Executrix: Julia Tesoriero Hodge c/o Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045. Attorneys: Goudsouzian & Associates, 2940 William Penn Highway, Easton, PA 18045.

Tricamo, Mary Ann, dec'd.

Late of 8611 Cascade Road, Breinigsville.

Executrix: Renee Jean Cimino 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.

Turk, Adelaide K., dec'd.

Late of Emmaus.

Personal Representative: Michael E. Turk c/o R. Nicholas Nanovic, Esquire, 33 S. 7th Street, P.O. Box 4060, Allentown, PA 18105-4060.

Attorney: R. Nicholas Nanovic, Esquire, 33 S. 7th Street, P.O. Box 4060, Allentown, PA 18105-4060.

Walker, Janice A., dec'd.

Late of Salisbury Township.

Executor: Scott D. Walker 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.

Wieand, Judith M. a/k/a Judith Wieand a/k/a Judy M. Wieand and Judy Wieand, dec'd.

Late of Salisbury Township.

Executrix: Barbara J. Schueck c/o Craig B. Neely, Esq., 209 Main Street, Emmaus, PA 18049.

Attorney: Craig B. Neely, Esq., 209 Main Street, Emmaus, PA 18049.

Ziegler, Jacqueline A., dec'd.

Late of 8441 Rextown Road, Slatington.

Co-Personal Representatives: Daniel A. Ziegler and Rebekah C. Ziegler c/o Eric R. Strauss, Esquire, 33 South Seventh Street, P.O. Box 4060, Allentown, PA 18105.

LEHIGH LAW JOURNAL

Attorney: Eric R. Strauss, Esquire, 33 South Seventh Street, P.O. Box 4060, Allentown, PA 18105.

ORPHANS' COURT DIVISION AUDIT LIST

JUDGE THOMAS A. CAPEHART

9:00 A.M.—FEBRUARY 20, 2026

Estates and/or Trust Accts.
Marcella Wyant; L. Roth
Francis J. Bolez; D. Roth
Alberto Perez; S. Wiener
Robert V. Lorent; L. Roth
Robert V. Lorent; D. Tkacik
Robert V. Lorent; L. Selwa
Wendy A.W. Parr
C. of O.C. Division

F-6, 13

CORPORATE FICTITIOUS NAME NOTICES

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: **WESTSIDE WAREHOUSE CO.** with its principal place of business at: 1650 Gary Street, Bethlehem, PA.

The name of the entity owning or interested in said business are: ABE Storage Partners, L.P., 1650 Gary Street, Bethlehem, PA.

FITZPATRICK LENTZ & BUBBA, P.C.

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

F-6

NOTICE OF INCORPORATION

NOTICE IS HEREBY GIVEN that Article of Incorporation were filed on January 10, 2026, pursuant to the provisions of the Pennsylvania Non-

profit Corporation Law of 1988, by the following nonprofit corporation named:

ROAD TO REDEMPTION
FITZPATRICK LENTZ & BUBBA, P.C.
Two City Center
645 West Hamilton Street
Suite 800
Allentown, PA 18101

F-6

COURT OF COMMON PLEAS CIVIL DIVISION LEHIGH COUNTY

NO.: 2025-C-4128

U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE FOR
GS MORTGAGE-BACKED
SECURITIES TRUST 2024-RPL4
Plaintiff

v.

TONIA M. QUINONES, KNOWN
HEIR OF ANTHONY QUINONES,
DECEASED; UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS AND ALL
PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT,
TITLE, OR INTEREST FROM OR
UNDER ANTHONY QUINONES,
DECEASED

Defendants

ACTION IN MORTGAGE FORECLOSURE NOTICE

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 tights 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.

LEHIGH LAW JOURNAL

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.

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

F-6

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

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

No. 2025-C-2066

The Bank of New York Mellon f/k/a
The Bank of New York As Trustee
For The Certificateholders CWALT,
Inc., Alternative Loan Trust 2006-
19CB, Mortgage Pass-Through
Certificates, Series 2006-19CB
Plaintiff

vs.

Ira Breck a/k/a Ira I. Breck
Justin C. Breck, solely in capacity
as heir of Irene J. Breck a/k/a
Irene Breck, Deceased
Unknown Heirs, Successors,
Assigns and All Persons,
Firms or Associations Claiming
Right, Title or Interest From or
Under Irene J. Breck a/k/a
Irene Breck, Deceased
Defendants

NOTICE

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Irene J. Breck a/k/a Irene Breck, Deceased

THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A

DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.

Your house (real estate) at 2989 South Drive, Allentown, Pennsylvania 18103, is scheduled to be sold at Sheriff's Sale on April 24, 2026 at 10:00 a.m. in Lehigh County, 1st Floor, Room 131, Lehigh County Courthouse, 455 W. Hamilton Street, Allentown, PA 18102 to enforce the judgment of \$414,113.96 obtained by The Bank of New York Mellon f/k/a The Bank of New York As Trustee For The Certificateholders CWALT, Inc., Alternative Loan Trust 2006-19CB, Mortgage Pass-Through Certificates, Series 2006-19CB (the mortgagee), against you.

NOTICE OF OWNER'S RIGHTS YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale, you must take immediate action: The sale will be cancelled if you pay to the mortgagee the Back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: Telephone: (215) 942-2090.

1. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

2. You may also be able to stop the sale through other legal proceedings.

3. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (610) 782-3175.

LEHIGH LAW JOURNAL

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will be recorded only if the purchaser pays the Sheriff the full amount of the bid. To find out if this has happened yet, you may call the Sheriff's Office at (610) 782-3175.

4. If the amount due from the purchaser is not paid to the Sheriff. The sale must be rescheduled.

5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer will bring legal proceedings, if necessary, to evict you.

6. You may be entitled to a share of the proceeds which were paid for your house. A proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff within 30 days of the Sale. The schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the Schedule of Distribution.

7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, CONTACT THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

North Penn Legal Services
559 Main St.
Suite 200
Bethlehem, PA 18015-5881
(610) 317-8757

- or -

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

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

IN THE COURT OF COMMON
PLEAS OF LEHIGH COUNTY,
PENNSYLVANIA
CIVIL DIVISION—LAW

NO.: 2025-C-2071

FIRST COMMONWEALTH
FEDERAL CREDIT UNION

Plaintiff

v.

MANUEL ANGEL ORDINOLA
Defendant

NOTICE

TAKE NOTICE THAT First Commonwealth Federal Credit Union has filed a Complaint in the aforesaid Court seeking that the judgment be entered in an amount of over \$18,000.00.

If you wish to defend, you must take action within twenty (20) days, 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 pleading or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

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

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

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

LEHIGH LAW JOURNAL

MICHAEL R. NESFEDER, ESQ.
I.D. No. 49563
FITZPATRICK LENTZ & BUBBA, P.C.
Attorneys for Plaintiff
645 W. Hamilton Street
Suite 800
Allentown, PA 18101

F-6

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 W. Walnut Street
Allentown, PA 18102
(610) 433-7094

TROY FREEDMAN, ESQ.
ID No. 85165
ROBERTSON, ANSCHUTZ,
SCHNEID, CRANE &
PARTNERS, PLLC
A Florida professional limited
liability company
Attorneys for Plaintiff
133 Gaither Drive
Suite F
Mt. Laurel, NJ 08054
(855) 225-6906

F-6

To: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER PATRICIA J. FOGEL
Defendant(s),
834 HOKENDAUQUA ST., COPLAY, PA 18037

You are hereby notified that Plaintiff, MORTGAGE ASSETS MANAGEMENT, LLC f/k/a REVERSE MORTGAGE SOLUTIONS, INC., has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of LEHIGH County, PA docketed to No. 2021-C-3138, seeking to foreclose the mortgage secured on your property located, 834 HOKENDAUQUA ST., COPLAY, PA 18037.

IN THE COURT OF COMMON
PLEAS OF LEHIGH COUNTY,
PENNSYLVANIA
CIVIL ACTION

CASE NO.: 2025-C-2162

LEHIGH LAW JOURNAL

MORTGAGE FORECLOSURE

U.S. BANK TRUST NATIONAL
ASSOCIATION, AS TRUSTEE OF
LB-CABANA SERIES IV TRUST

Plaintiff

vs.
GARY A. WRAGG, II
Defendant

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

TO: Gary A. Wragg, II at 1245 Salisbury Road, Allentown, PA 18103 and all other Interested Persons or Parties

PLEASE TAKE NOTICE that the real estate located at 1245 Salisbury Road, Allentown, PA 18103, owned by Gary A. Wragg, II, scheduled to be sold at Sheriff's Sale on March 27, 2026 at 10:00 a.m., prevailing time, in the Lehigh County Courthouse, 455 Hamilton St., Allentown, PA 18101 to enforce the court judgment of \$239,530.27, plus fees, costs and other charges obtained by U.S. Bank Trust National Association, as Trustee of LB-Cabana Series IV Trust against Gary A. Wragg, II.

NOTICE OF OWNER'S RIGHTS YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be cancelled if you pay to U.S. Bank Trust National Association, as Trustee of LB-Cabana Series IV Trust, the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, please call our office at (212) 471-5100 and/or email to pafigures@friedmanvartolo.com.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney).

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES NOT TAKE PLACE

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the bid price by calling (212) 471-5100.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call (212) 471-5100.

4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.

7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU

LEHIGH LAW JOURNAL

DO NOT HAVE A LAWYER OR CAN-
NOT AFFORD ONE, GO TO OR TELE-
PHONE THE OFFICE LISTED BE-
LOW TO FIND OUT WHERE YOU
CAN GET LEGAL HELP.

Lehigh County Lawyer
Referral Service
Lehigh County Bar Association
1114 W. Walnut Street
Allentown, PA 18102
(610) 433-7094
RENEE COHEN, ESQ. (306667)
TIMOTHY A. CIRINO, ESQ. (326340)
ROBERT FIACCO, ESQ. (325024)
NICOLE FRANCESE, ESQ. (332253)
PERRY RUSSELL, ESQ. (334517)
DANIELLE JOHNSON, ESQ. (334703)
YVONNE GANLEY, ESQ. (337459)
ANDREW KRAVITZ, ESQ. (80142)
FRIEDMAN VARTOLO LLP
Attorneys for Plaintiff
1325 Franklin Avenue
Suite 160
Garden City, NY 11530
T: (212) 471-5100
F: (212) 471-5150

F-6

CHANGE OF NAME NOTICE

In the Court of Common Pleas of
Lehigh County

NO. 2026-C-0218

NOTICE IS HEREBY GIVEN that
on January 20, 2026, the Petition of
Robert Gallo for a Change of Name
has been filed in the above named
Court, praying for a Decree to change
the name of Petitioner from Robert
Gallo to Robert Michael Gallo.

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., Court-
room Number: 1B, Honorable Zach-
ary Cohen, Lehigh County Court-
house, 455 West Hamilton Street,
Allentown, PA 18101.

WESLEY J. HURST, ESQ.
645 W. Hamilton Street
Allentown, PA 18101
(610) 797-9000

F-6

CHANGE OF NAME NOTICE

In the Court of Common Pleas of
Lehigh County

NO. 2025-C-4249

NOTICE IS HEREBY GIVEN that
on October 20, 2025, the Petition of
Sarah Josephine Yaklic for a Change
of Name has been filed in the above
named Court, praying for a Decree to
change the name of Petitioner from
Sarah Josephine Yaklic to Sarah
Josephine Fiorentino.

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 9, 2026,
Time of Hearing: 9:30 A.M., Court-
room Number: 1A, Honorable J.
Brian Johnson, Lehigh County
Courthouse, 455 West Hamilton
Street, Allentown, PA 18101.

F-6

CHANGE OF NAME NOTICE

In the Court of Common Pleas of
Lehigh County

NO. 2025-C-4277

NOTICE IS HEREBY GIVEN that
on October 21, 2025, the Petition of
Parent or Guardian Alisha Kassis for a
Change of Name has been filed in the
above-named Court, praying for a
Decree to change the MINOR name
from Zariya French to Zariya Kassis.

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.

LEHIGH LAW JOURNAL

Date of Hearing: April 6, 2026,
Time of Hearing: 9:30 A.M., Court-
room Number: 1B, Honorable Zach-
ary J. Cohen, Lehigh County Court-
house, 455 West Hamilton Street,
Allentown, PA 18101.

F-6

Harley Davidson Sportster 883
low, 2007, VIN# 1HD4CP2127K42
4574.

Proceedings commenced in the
Court of Common Pleas of Lehigh
County for the Acquisition of Certifi-
cate of Title.

The court date is scheduled for:
February 26, 2026, 9:00 A.M., Court-
room 2D, Lehigh County Courthouse,
455 West Hamilton Street, Allentown,
PA 18101.

F-6

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

TITLE SEARCH

2025-C-5193

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

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

Friday, February 20, 2026

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. 25009085

By virtue of a writ of execution No. 2024-C-4111, PHH Mortgage Corporation Successor By Merger to Ocwen Loan Servicing, LLC v. Daleita L. Wilson, owner of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 734 W. Walnut Street, Allentown, PA 18101-2230.

Tax Assessment No. 6406099-62696-0001.

Improvements thereon: Residential real estate.

Attorney
Matthew C. Fallings, Esq.

NO. 25009108

By virtue of a writ of execution No. 2025-C-2580, Wells Fargo Bank, N.A. v. Francis W. Thomas, owner of property situate in the Borough of Fountain Hill, Lehigh County, Pennsylvania, being 906 Broadway, Bethlehem a/k/a Fountain Hill, PA 18015.

Tax Assessment Nos. 64273168-8925 1 a/k/a 642731688925-1.

Improvements thereon: Residential dwelling.

Attorneys
Brock & Scott, PLLC

NO. 25009208

By virtue of a writ of execution No. 2025-C-2535, PNC Bank, National Association v. Vijay Ravi, owner of property situate in the Whitehall Township, Lehigh County, Pennsylvania, being 351 Hawthorne Lane, Whitehall, PA 18052.

Tax Assessment No. 54976737-5577 1.

Improvements thereon: A Residential dwelling.

Attorneys
KML Law Group, P.C.

NO. 25009272

By virtue of a writ of execution No. 2024-ML-2549, Allentown School District v. Dream Big Investments, L.L.C., owner of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 140 N. 10th Street, Allentown, PA 18102.

Tax Assessment No. 54978096-1265-1.

Improvements thereon: Single family.

Attorneys
Portnoff Law Associates, Ltd.

LEHIGH LAW JOURNAL

NO. 25009274

By virtue of a writ of execution No. 2018-ML-0933, Northern Lehigh School District v. Laurie Atiyeh, owner of property situate in the Washington Township, Lehigh County, Pennsylvania, being 6171 Creek Road, Schnecksville, PA 18078.

Tax Assessment No. 55603856-7848-1.

Improvements thereon: Rural w/out buildings.

Attorneys
Portnoff Law Associates, Ltd.

NO. 25009278

By virtue of a writ of execution No. 2022-ML-1729, Northern Lehigh School District v. Thomas P. Walters, owner of property situate in the Borough of Slatington, Lehigh County, Pennsylvania, being 330 Kern Street, Slatington, PA 18080.

Tax Assessment No. 55620196-2428-1.

Improvements thereon: Single family-end of row.

Attorneys
Portnoff Law Associates, Ltd.

NO. 25009281

By virtue of a writ of execution No. 2024-ML-2548, Allentown School District v. Dream Big Investments, L.L.C., owner of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 144 N. 10th Street, Allentown, PA 18102.

Tax Assessment No. 54978096-0614-1.

Improvements thereon: Single family.

Attorneys
Portnoff Law Associates, Ltd.

NO. 25009283

By virtue of a writ of execution No. 2018-ML-3386, South Whitehall Township Authority v. Glenn S. Wasserman and Phyllis B. Wasserman, owners of property situate in the South Whitehall Township, Lehigh County, Pennsylvania, being 1741 Glacier Court, Allentown, PA 18104.

Tax Assessment No. 54870489-7389-1.

Improvements thereon: Single family.

Attorneys
Portnoff Law Associates, Ltd.

NO. 25009285

By virtue of a writ of execution No. 2023-ML-1241, Southern Lehigh School District v. Matador Industrial, L.L.C., owner of property situate in the Borough of Coopersburg, Lehigh County, Pennsylvania, being 101 E. Station Avenue, Coopersburg, PA 18036.

Tax Assessment No. 64236773-9557-1.

Improvements thereon: Single family.

Attorneys
Portnoff Law Associates, Ltd.

NO. 25009286

By virtue of a writ of execution No. 2022-ML-0873, Salisbury Township School District v. Brian S. Laible and Vanessa L. Laible, owners of property situate in the Salisbury Township, Lehigh County, Pennsylvania, being 815 Gilly Avenue, Bethlehem, PA 18015.

Tax Assessment No. 64168786-5044-1.

Improvements thereon: Single family.

Attorneys
Portnoff Law Associates, Ltd.

LEHIGH LAW JOURNAL

NO. 25009288

By virtue of a writ of execution No. 2025-C-2200, Fay Servicing, LLC v. Lora Schenkel, Now Known As Lora Suzanne Frey, Jeffrey Frey, and Secretary of Housing and Urban Development, owners of property situate in the North Whitehall Township, Lehigh County, Pennsylvania, being 4159 Pawnee Circle, Schnecksville, PA 18078.

Tax Assessment No. 54692740-3186 1.

Improvements thereon: Single-family residential dwelling.

Attorneys
McCalla Raymer Leibert Pierce, LLP

NO. 25009459

By virtue of a writ of execution No. 2025-C-0764, Freedom Mortgage Corporation v. Jessica Squitieri; Mark Tychanowicz, owners of property situate in the Borough of Coplay, Lehigh County, Pennsylvania, being 306 Margaret Drive, Coplay, PA 18037.

Tax Assessment Nos. 5499142-92293 1 a/k/a 549914292293-1.

Improvements thereon: Residential dwelling.

Attorneys
Brock & Scott, PLLC

NO. 25009616

By virtue of a writ of execution No. 2022-C-1935, Newrez LLC d/b/a Shellpoint Mortgage Servicing v. Jeffrey L. Disko, owner of property situate in the Lower Macungie Township, Lehigh County, Pennsylvania, being 3875 Fish Hatchery Rd., Allentown, PA 18103.

Tax Assessment No. 12-54855593 6453-0000001.

Improvements thereon: Residential dwelling.

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

NO. 25009892

By virtue of a writ of execution No. 2025-C-2745, Selene Finance, LP v. Christina D. Bobbyn; Louis A. Bobbyn, owners of property situate in the Heidelberg Township, Lehigh County, Pennsylvania, being 6288 Rt. 309, New Tripoli, PA 18066.

Tax Assessment No. 54398775-9797 1.

Improvements thereon: Residential dwelling.

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

NO. 25009924

By virtue of a writ of execution No. 2024-ML-2167, Upper Macungie Township v. Victor M. Pagan and Jasinae L. Pagan, owners of property situate in the Upper Macungie Township, Lehigh County, Pennsylvania, being 9707 Sleepy Hollow Lane, Breinigsville, PA 18031.

Tax Assessment No. 54543371-0664-1.

Improvements thereon: Single family.

Attorneys
Portnoff Law Associates, Ltd.

NO. 25009925

By virtue of a writ of execution No. 2024-ML-1224, Upper Macungie Township v. Reginaldo Coronado and Blanca Coronado, owners of property situate in the Upper Macungie Township, Lehigh County, Pennsyl-

LEHIGH LAW JOURNAL

vania, being 7512 Trexler Circle, Trexlertown, PA 18087.

Tax Assessment No. 54654025-5988-1.

Improvements thereon: Single family.

Attorneys
Portnoff Law Associates, Ltd.

Tax Assessment No. 54861497-4867-1.

Improvements thereon: Single family.

Attorneys
Portnoff Law Associates, Ltd.

NO. 25009931

By virtue of a writ of execution No. 2023-ML-1674, Upper Macungie Township v. Tarek E. Elshamsy, owner of property situate in the Upper Macungie Township, Lehigh County, Pennsylvania, being 7779 Cross Creek Circle, Breinigsville, PA 18031.

Tax Assessment No. 54652274-9029-32.

Improvements thereon: condominium-town house.

Attorneys
Portnoff Law Associates, Ltd.

NO. 25009926

By virtue of a writ of execution No. 2024-ML-2078, South Whitehall Township v. Stephen Rowe, owner of property situate in the South Whitehall Township, Lehigh County, Pennsylvania, being 5324 Saddlebred Road, Allentown, PA 18104.

Tax Assessment No. 54760948-0604-1.

Improvements thereon: Single family.

Attorneys
Portnoff Law Associates, Ltd.

Tax Assessment No. 54652274-9029-32.

Improvements thereon: condominium-town house.

Attorneys
Portnoff Law Associates, Ltd.

NO. 25009928

By virtue of a writ of execution No. 2023-ML-1128, Parkland School District v. Ann E. Giuffrida, owner of property situate in the Upper Macungie Township, Lehigh County, Pennsylvania, being 1903 Cricklewood Cove, Fogelsville, PA 18051.

Tax Assessment No. 54564743-5625-1.

Improvements thereon: Single family.

Attorneys
Portnoff Law Associates, Ltd.

By virtue of a writ of execution No. 2014-ML-0559, Whitehall-Coplay School District v. Glenn E. Dillman, Jr. and Christina Dillman, owners of property situate in the Whitehall Township, Lehigh County, Pennsylvania, being 3215 Lehigh Street, Whitehall, PA 18052.

Tax Assessment No. 54995077-2483-1.

Improvements thereon: Single family-detached.

Attorneys
Portnoff Law Associates, Ltd.

NO. 25009929

By virtue of a writ of execution No. 2023-ML-2062, South Whitehall Township v. Ricardo Diaz-Padilla, owner of property situate in the South Whitehall Township, Lehigh County, Pennsylvania, being 3911 W. Chew Street, Allentown, PA 18104.

By virtue of a writ of execution No. 2024-ML-1869, Allentown School District v. Dream Big Investments, L.L.C., owner of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 432 N. 10th Street, Allentown, PA 18102.

NO. 25009933

LEHIGH LAW JOURNAL

Tax Assessment No. 54978230-6438-1.

Improvements thereon: Single Family.

Attorneys
Portnoff Law Associates, Ltd.

NO. 25009934

By virtue of a writ of execution No. 2023-ML-2110, South Whitehall Township v. Ragab Kenawi and Zeinab Hussein, owners of property situate in the South Whitehall Township, Lehigh County, Pennsylvania, being 1116 Glick Avenue, Allentown, PA 18103.

Tax Assessment No. 54857809-5806-1.

Improvements thereon: Single family.

Attorneys
Portnoff Law Associates, Ltd.

NO. 25009935

By virtue of a writ of execution No. 2024-ML-1137, Bethlehem Area School District v. Rosestar, L.P., owner of property situate in the Borough of Fountain Hill, Lehigh County, Pennsylvania, being 861 N. Hoffert Street, Fountain Hill, PA 18015.

Tax Assessment No. 64271168-1293-1.

Improvements thereon: Single family.

Attorneys
Portnoff Law Associates, Ltd.

NO. 25009937

By virtue of a writ of execution No. 2024-ML-2535, Allentown School District v. Dream Big Investments, L.L.C., owner of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 1031 W. Maple Street, Allentown, PA 18102.

Tax Assessment No. 54969903-9993-1.

Improvements thereon: Commercial.

Attorneys
Portnoff Law Associates, Ltd.

NO. 25009938

By virtue of a writ of execution No. 2024-ML-0695, Borough of Catasauqua v. Randal Kurtz, owner of property situate in the Borough of Catasauqua, Lehigh County, Pennsylvania, being 465 Bath Avenue, Catasauqua, PA 18032.

Tax Assessment No. 64083863-5724-1.

Improvements thereon: Single family.

Attorneys
Portnoff Law Associates, Ltd.

NO. 25009939

By virtue of a writ of execution No. 2024-ML-1698, Whitehall Township v. Dairyn Ortiz Andrade and Erick Hernandez, owners of property situate in the Whitehall Township, Lehigh County, Pennsylvania, being 1021 N. 10th Street, Whitehall, PA 18052.

Tax Assessment No. 54977520-9300-1.

Improvements thereon: Single family.

Attorneys
Portnoff Law Associates, Ltd.

NO. 25009947

By virtue of a writ of execution No. 2024-ML-2019, South Whitehall Township v. Robyn Lynette Antonius, owner of property situate in the South Whitehall Township, Lehigh County, Pennsylvania, being 2552 Rachael Lane, Orefield, PA 18069.

LEHIGH LAW JOURNAL

Tax Assessment No. 54772935-5671-1.

Improvements thereon: Single family.

Attorneys
Portnoff Law Associates, Ltd.

NO. 25009941

By virtue of a writ of execution No. 2024-ML-0722, South Whitehall Township v. Marcie M. Shumway, owner of property situate in the South Whitehall Township, Lehigh County, Pennsylvania, being 1610 N. 26th Street, Allentown, PA 18104.

Tax Assessment No. 54876560-6023-1.

Improvements thereon: Single family.

Attorneys
Portnoff Law Associates, Ltd.

NO. 25009942

By virtue of a writ of execution No. 2024-ML-1098, Whitehall Township v. Stacey Mann, owner of property situate in the Whitehall Township,

Lehigh County, Pennsylvania, being 1644 Alta Drive, Whitehall, PA 18052.

Tax Assessment No. 54986046-4017-1.

Improvements thereon: Single family.

Attorneys
Portnoff Law Associates, Ltd.

NO. 25009943

By virtue of a writ of execution No. 2024-ML-2471, Allentown School District v. Dream Big Investments, L.L.C., owner of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 963 North Street, Allentown, PA 18102.

Tax Assessment No. 54978250-6753-1.

Improvements thereon: Single family.

Attorneys
Portnoff Law Associates, Ltd.

JOSEPH N. HANNA
Sheriff of Lehigh County, PA
David M. Backenstoe
County Solicitor

J-23, 30; F-6

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LEHIGH LAW JOURNAL

Skeptics say she will never start her own company.

A lawyer says she will.

She is denied her loan.

A lawyer helps her get one.

She can't get a lease for office space.

A lawyer sees to it that she does.

She needs a business plan.

A lawyer helps her draft one.

Skeptics said she would never start her own company.

A lawyer helped her prove them wrong.

You have rights. Lawyers protect them.

Pennsylvania Bar Association

Bar Association of Lehigh County

D
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TO:

PERIODICAL PUBLICATION

*** Dated Material. Do Not Delay. Please Deliver Before Monday, February 9, 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. Stanziola, Judge
The Hon. Carol K. McGinley, Senior Judge
The Hon. Michele A. Varricchio, Senior Judge

LEHIGH LAW JOURNAL
(USPS 309560)

Owned and Published by

THE BAR ASSOCIATION OF LEHIGH COUNTY

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The Law Journal makes no representation as to the quality of services offered by any advertiser in this publication.

Legal notices must be received at 1114 W. Walnut St., Allentown, PA 18102, before 4 p.m. the preceding Monday. Telephone (610) 433-6204 x 10. Advance issues \$175.00 per year. Single copies \$3.40. Payment of annual dues to the Bar Association of Lehigh County includes year's subscription to Lehigh Law Journal.

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