

# Lehigh Law Journal

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No. 93

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The Bar Association of Lehigh County

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**NewsLine...April 10<sup>th</sup>, 2026**

**2026 Bar Admissions Ceremony**

*April 17, 2026 at 4:00 p.m.*

Lehigh County Courthouse  
Courtroom 2A  
455 W. Hamilton Street  
Allentown, PA 18101

All individuals interested in participating must obtain a Bar Admissions Ceremony Information Packet from the Court Administrator's Office in Room 614 or request an electronic copy by sending an e-mail to [kerryturtzo@lehighcounty.org](mailto:kerryturtzo@lehighcounty.org)

Please complete and return the application to the Court Administrator's Office by April 10, 2026. If you prefer to submit the application electronically, send your completed application to [kerryturtzo@lehighcounty.org](mailto:kerryturtzo@lehighcounty.org)

Please do not submit the petition and proposed order to Court Administration or to the judges prior to the ceremony. Instead, bring your petition and proposed order with you to the Bar Admissions Ceremony.

*Family and friends are welcome to attend.*

Immediately following the ceremony,  
You are cordially invited to a  
*Hors d'oeuvre & Cash Bar Reception*  
The Barristers Club  
1114 Walnut Street  
Allentown, PA 18102

RSVP required for the Reception by Monday, April 13<sup>th</sup>  
[kmesch@lehighbar.org](mailto:kmesch@lehighbar.org)

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*NewsLine 2*

***Notice to the Bar***

Judge Thomas A. Capehart's weekly walk-in civil/family motions court for **Wednesday, April 15, 2026** is cancelled.

Judge Cohen's weekly civil walk-in motions scheduled for **Thursday, April 23, 2026**, is cancelled.

Judge Melissa T. Pavlack's weekly walk-in civil motions court for **Monday, April 27, 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.

*NewsLine 3*

**BALC CONTINUING LEGAL EDUCATION SCHEDULE**

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

Email: [cle@lehighbar.org](mailto:cle@lehighbar.org)

**April 10: “Important New Developments in Personal Injury Law”**

BALC Zoom Meeting CLE 1 Substantive Credit

Timeframe: 12:00 PM – 1:00 PM

Zoom CLE Tuition: \$35.00

**April 14: “What to Know about Right-to-Know”**

BALC Webinar 1 Substantive Credit

Timeframe: 12:00 PM – 1:00 PM

Webinar Tuition: \$35.00 (Training by the Office of Open Records)

**April 21: “Video Compliance Camp – Session #1”**

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

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

Tuition: \$35.00 per video

**April 29: “Video Compliance Camp – Session #2”**

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

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

Tuition: \$35.00 per video

**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)

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GRIM'S GREENHOUSE & FARM MARKET, INC.,  
Appellant vs. LEHIGH COUNTY BOARD OF ASSESSMENT  
APPEALS, LEHIGH COUNTY, PARKLAND SCHOOL  
DISTRICT, and UPPER MACUNGIE TOWNSHIP, Appellees

*Tax Assessment Appeal—Act 319 Agreement—Change of Use.*

Appellant Grim's Greenhouse & Farm Market, Inc. filed a Petition for Appeal, challenging the Lehigh County Board of Assessment Appeals' decision upholding the Clean and Green tax roll-back issued on March 1, 2023 by the Lehigh County Tax Assessment Office. In this tax assessment appeal, the issue before the Court was whether Grim's use of the 3-acre area for parking, ingress, and egress constituted a "change of use" and thus violated the Act 319 Agreement under Clean and Green regulations.

According to 7 Pa. Code §137b.2, agritainment is "farm-related tourism or farm-related entertainment activities which are permitted or authorized by a landowner in return for a fee on agricultural land for recreational or educational purposes." "The term includes corn mazes, hay mazes, farm tours and hay rides." Under 7 Pa. Code §137b.77(a), "An owner of enrolled agricultural use land who performs recreational activities on that land, or who permits or authorizes others to perform these activities, does not violate the requirements for preferential assessment and is not responsible to pay roll-back taxes if the recreational activity does not render the land incapable of being immediately converted to agricultural use."

The Court concluded that the stone-milled parking area did not constitute a change of use, noting, *inter alia*, that expert testimony supported Grim's position, and thus did not violate the Act 319 Agreement under Clean and Green regulations. The Court granted Grim's Petition, reversed the roll-back tax violation, restored the properties to the Act 319 Agreement, and ordered a refund.

In the Court of Common Pleas of Lehigh County, Pennsylvania, Civil Division Case No. 2023-C-2851. Grim's Greenhouse & Farm Market, Inc., Appellant, v. Lehigh County Board of Assessment Appeals, Lehigh County, Parkland School District, and Upper Macungie Township, Appellees.

SUSAN L. BUCKNUM, ESQUIRE, on behalf of the Appellant.

JOSHUA S. MAZIN, ESQUIRE, on behalf of the Appellee Lehigh County.

OPINION

JOHNSON, J., January 7, 2026.

I. INTRODUCTION

Before the Court for consideration is Petition For Appeal From The Board Of Assessment Appeals filed on October 13, 2023 by Plaintiff, Grim's Greenhouse and Farm Market, Inc. ("Grim")

against Defendants, Lehigh County Board Of Assessment Appeals (“Board”), Lehigh County, Parkland School District and Upper Macungie Township, (collectively, “County”) (“Petition”). On September 20, 2023, the Board issued a written decision that upheld the Clean and Green tax roll-back issued on March 1, 2023 by Lehigh County Tax Assessment Office (“Assessment Office”). A trial *de novo* was held before this Court on November 10, November 12, and December 15, 2025.

## II. FACTUAL BACKGROUND

This case concerns the Petition filed by Grim relating to Agreement No. 319-1991-67A under the Clean and Green regulations (“Act 319 Agreement”). The real properties at issue are: 9875 Schantz Road, Breinigsville, PA 18031 (66.88 acres); 9660 Schantz Road, Breinigsville, PA 18031 (21.2782 acres); and 9737 Newtown Road, Breinigsville, PA 18031 (5.2125 acres) (collectively, “Properties”). Grim is the lessee of the Properties. The Act 319 Agreement limits the use of the Properties to agricultural, agricultural reserve, or forest reserve. Further, the owner must provide the County with a 30-day notice before any change in land use and is required to pay roll-back taxes if the change disqualifies the land from preferential assessment. In exchange for the agreed upon restrictions on the use of the properties, Grim received significantly reduced real estate tax bills for school, municipal, and county taxes.

The properties at 9660 Schantz Road and 9737 Newtown Road are used solely for crop farming. The property at 9875 Schantz Road hosts Grim’s seasonal agritainment operations from the end of May through the beginning of November, include pick-your-own produce, cut-your-own flowers and herbs; festivals with prepared foods and drinks to consume on or off-site, food samplings, contests; picnic tables; access to interact with farm animals, including goat snuggling; hayrides; corn maze; pumpkin/gourd picking; a wide variety of children’s activities, including a play corral, corn bin, cattle train, straw mountain, sand pile, rubber duck racing, tricycle course, spider web climb, bunker hill, caterpillar slide, bounce pillows and ball center toss; as well as adult activities including apple cannon and paint ball target areas. Grim makes prepared food items from the products grown on the farm, including, but

not limited to baked goods, slushies, ice cream, hard ciders and fruit wines. Grim also offers visitors the experience of digging up their own farm grown potato and having it made into French fries or a farm grown onion made into a blooming onion while they wait. In 2015, Grim constructed an 88' x 40' Exit Barn on the property at 9875 Schantz Road to manage visitor entry and exit, which contains some of Grim's agricultural commodities that are displayed for sale along with food concessions and is only open during seasonal agritainment operations. The operation draws a high volume of visitors and requires parking areas to accommodate families, groups, and buses safely. Originally, Grim placed stone millings on one-half (1/2) acre of the Properties directly in front of the Exit Barn for the purpose of direct commercial sales of agriculturally related products and activities, with an additional three (3) acres maintained as grassed parking areas with stone paths farther out in front of the Exit Barn. Several years ago, Grim laid stone millings on the three (3)-acre parking area, which caused, on March 1, 2023, the Assessment Office to declare a breach of the Act 319 Agreement based on a "change in use" of the 3-acre area used for ingress, egress, and parking in front of the Exit Barn and imposed roll-back taxes of \$121,761.48. Grim appealed the Assessment Office's determination to the Board, which upheld the Assessment Office's decision. On October 13, 2023, Grim filed the Petition to this Court. A non-jury trial was held before this Court on November 10, November 12, and December 15, 2025.

### III. ISSUE

At trial on December 15, 2025, the parties agreed that the issue for the Court's determination is: Whether Grim's use of the 3-acre area for parking, ingress, and egress constitutes a "change of use" and thus violates the Act 319 Agreement under Clean and Green regulations?

### IV. DISCUSSION

**Whether Grim's Use Of The 3-Acre Area For Parking, Ingress, And Egress Constitutes A "Change Of Use" And Thus Violates The Act 319 Agreement Under Clean And Green Regulations?**

Grim's use of the 3-acre area for parking, ingress, and egress does not constitute a "change of use" and thus, does not violate the Act 319 Agreement under Clean and Green regulations.

According to 7 Pa. Code §137b.2, agritainment is "farm-related tourism or farm-related entertainment activities which are permitted or authorized by a landowner in return for a fee on agricultural land for recreational or educational purposes." "The term includes corn mazes, hay mazes, farm tours and hay rides." Under 7 Pa. Code §137b.77(a), "An owner of enrolled agricultural use land who performs recreational activities on that land, or who permits or authorizes others to perform these activities, does not violate the requirements for preferential assessment and is not responsible to pay roll-back taxes if the recreational activity does not render the land incapable of being immediately converted to agricultural use."

Grim argues that the 3-acre area for parking, ingress, and egress in front of the Exit Barn does not constitute a "change of use" and thus, does not violate the Act 319 Agreement under Clean and Green regulations. Grim maintains that the stone millings are not permanent pavement and can be immediately converted to agricultural use in multiple ways, including: 1.) planting rye grass that naturally grows through the stone millings for grazing or feed; 2.) removing the millings to access the topsoil underneath; 3.) cultivating mums as well as other plants in containers directly on the stone; 4.) installing high tunnels over the area to grow crops or house animals year-round; and 5.) utilizing the stone millings area to store agricultural equipment used on the farm. Grim presented a video demonstrating the ease of removing the stone millings in Grim's main parking area with a small backhoe and the topsoil remaining underneath. Grim further argues that, in 2017, the County concluded that Grim's grass parking area was for its agritainment operation and was compliant with the regulations because the grass was used for animal feed. The only change made to that parking area was that Grim placed stone millings on the grass to mitigate mud and dust.

Grim called Dr. Claudia Schmidt, an Assistant Professor of Marketing and Local/Regional Food Systems at the Pennsylvania

State University College of Agricultural Sciences, Department of Agricultural Economics, Sociology and Education, as an expert (“Dr. Schmidt”). Dr. Schmidt testified that Grim operates as an agritainment operation rather than a traditional farm selling only agricultural products, and that, due to the high volume of visitors and the variety of on-farm activities, Grim requires a sufficiently large parking area to manage visitor flow, ensure safety, and provide a positive experience. Dr. Schmidt further stated that the Assessment Office’s determination, which attributes the three (3)-acre parking area solely to direct commercial sales of agricultural products, fails to recognize the agritainment nature of the operation. Additionally, Dr. Schmidt testified that the parking area is flexible and can still be used for agricultural purposes, if needed.

The County argues that Grim has a three-and-one-half (3 1/2)-acre portion of the Properties, which it formerly limited to only approximately one-half (1/2) acre, but now uses as buildings, parking, ingress, and egress to the Properties related to its direct commercial sales of agriculturally related products and activities. This change of use exceeded the allowable two (2) acres for direct commercial sales of agriculturally related products and activities under §137b.72 of the Act 319. The County further argues that Grim’s permanent parking lot, ingress, and egress does not comply with definition of “Agritainment” because it renders the land incapable of being immediately converted to agricultural use or producing an agricultural commodity. Additionally, the operation of motorized vehicles for those purposes does not qualify under the definition of “Recreational Activities.”

The change made by Grim to the parking area by paving stone millings on the grass does not constitute a “change of use” under the Act 319 Agreement. First, there is no actual and visible “change of use.” Grim previously used the 3-acre portion of the properties at issue as a grass parking area, and it continues to use it for parking purposes. The County’s prior conclusion that Grim’s grass parking area complied with the regulations indicates that parking alone does not disqualify the use from being considered an agricultural use. Second, Grim submitted evidence to show that the change is not permanent and the land remains capable of immedi-

ate conversion to agricultural use through planting rye grass, cultivating crops in containers, or using the area for farm equipment. Third, expert testimony from Dr. Schmidt established that Grim operates as an agritainment operation rather than a traditional farm, which means a sufficiently large parking area is necessary to manage visitor flow and ensure safety. Dr. Schmidt's testimony further supports Grim's argument that the parking area is flexible and can be used for agricultural purposes if needed. Although the County argues that the expanded parking exceeds the allowable two (2) acres for direct commercial sales of agriculturally related products and activities and the modification renders the land incapable of being immediately converted to agricultural use, it failed to provide any expert testimony to dispute Dr. Schmidt's conclusions, leaving its arguments less persuasive than Grim's.

Therefore, Grim's use of the three (3)-acre area for parking, ingress, and egress does not constitute a "change of use" and thus, does not violate the Act 319 Agreement under Clean and Green regulations.

## V. CONCLUSION

For the foregoing reasons, the Petition For Appeal From The Board Of Assessment Appeals filed on October 13, 2023 is GRANTED; the Clean and Green roll-back tax violation issued by the Lehigh County Tax Assessment Office on March 1, 2023, and the decision of the Lehigh County Board of Assessment Appeals upholding "the breach of the Act 319 Agreement declared by the Assessment Office on March 1, 2023" dated September 20, 2023 are REVERSED; the real property located in Breinigsville, PA 18031 at 9875 Schantz Road (66.88 acres); 9660 Schantz Road, (21.2782 acres); and 9737 Newtown Road, (5.2125 acres) shall continue to be included in, or restored to, the subject Act 319 Agreement No. 310-1991-67A, and the Lehigh County Tax Assessment Office shall refund to Grim's Greenhouse & Farm Market, Inc. the amount of \$121,761.48, the amount it paid for roll-back taxes, along with legal interest from the date the taxes were paid, within thirty (30) days of the date of this Order.

ORDER

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**AND NOW**, this 7th day of January, 2026, upon consideration of Petition For Appeal From The Board Of Assessment Appeals filed on October 13, 2023 by Plaintiff (“Petition”), after trial de novo on November 10, November 12, and December 15, 2025, and for the reasons set forth in the accompanying Opinion;

**IT IS ORDERED** that the Petition is GRANTED; the Clean and Green roll-back tax violation issued by the Lehigh County Tax Assessment Office on March 1, 2023, and the decision of the Lehigh County Board of Assessment Appeals upholding “the breach of the Act 319 Agreement declared by the Assessment Office on March 1, 2023” dated September 20, 2023 are REVERSED; the real property located in Breinigsville, PA 18031 at 9875 Schantz Road (66.88 acres); 9660 Schantz Road, (21.2782 acres); and 9737 Newtown Road, (5.2125 acres) shall continue to be included in, or restored to, the subject Act 319 Agreement No. 310-1991-67A, and the Lehigh County Tax Assessment Office shall refund to Grim’s Greenhouse & Farm Market, Inc. the amount of \$121,761.48, the amount it paid for roll-back taxes, along with legal interest from the date the taxes were paid, within thirty (30) days of the date of this Order.

**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**

**Bastian, Alice J.P.,** dec'd.

Late of Lynn Township.

Executrix: Jennie R. Bastian c/o James R. Nanovic, Esquire, Nanovic Law Offices, 57 Broadway, P.O. Box 359, Jim Thorpe, PA 18229-0359.

Attorneys: James R. Nanovic, Esquire, Nanovic Law Offices, 57 Broadway, P.O. Box 359, Jim Thorpe, PA 18229-0359.

**Brensinger, Frank H., Jr.,** dec'd.

Late of Bethlehem.

Executrix: Lois M. Brensinger c/o Constantine M. Vasiliadis, Esq., Kolb, Vasiliadis, Florenz & Recchiuti, LLC, 60 W. Broad Street, Suite 303, Bethlehem, PA 18018-5721.

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

**Burker, Catherine B. a/k/a Catherine Burker,** dec'd.

Late of Allentown.

Executrix: Kathi Jo Weinert, 2014 Allen St., Allentown, PA 18104.

**Casey, Thomas N.,** dec'd.

Late of Emmaus.

Executor: Christopher Lee Roth a/k/a Christopher L. Roth c/o Eric R. Strauss, Esquire, Gross McGinley, LLP, 33 South Seventh Street, P.O. Box 4060, Allentown, PA 18105-4060.

Attorneys: Eric R. Strauss, Esquire, Gross McGinley, LLP, 33 South Seventh Street, P.O. Box 4060, Allentown, PA 18105-4060.

**Cordisco, Virginia,** dec'd.

Late of Wescosville.

Executor: Dennis D. Cordisco 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.

**Fehér, Rose A. a/k/a Rose Ann Fehér,** dec'd.

Late of Walnutport.

Executor: James Fehér, 1644 Wethersfield Drive, Allentown, PA 18104.

**Finn, Suzanne M.,** dec'd.

Late of Upper Saucon Township.

Executor: Thomas J. Finn, Jr. 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.

**Frey, Ruth E.,** dec'd.

Late of Germansville.

Executor: Steven W. Frey and Beverly Ann Handwerk a/k/a Beverly A. Handwerk c/o Stephen A. Strack, Esq., Steckel and Stopp LLC, 125 S. Walnut Street, Suite 210, Slatington, PA 18080.

Attorneys: Stephen A. Strack, Esq., Steckel and Stopp LLC, 125 S. Walnut Street, Suite 210, Slatington, PA 18080.

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**Geissinger, Paul E., Jr.**, dec'd.

Late of Whitehall.

Executor: Kerry Geissinger c/o Stephen A. Strack, Esquire, Steckel and Stopp LLC, 125 S. Walnut Street, Suite 210, Slatington, PA 18080.

Attorneys: Stephen A. Strack, Esquire, Steckel and Stopp LLC, 125 S. Walnut Street, Suite 210, Slatington, PA 18080.

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**Goodman, Jane R. a/k/a Jane Goodman**, dec'd.

Late of Allentown.

Executrix: Diana Milich, 1450 Keystone Road, Allentown, PA 18103.

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**Grace, Shirley M. a/k/a Shirley W. Grace**, dec'd.

Late of Allentown.

Executor: Robert B. Grace c/o Rebecca M. Young, Esq. and Lia K. Snyder, Esq., Young & Young, 119 E. Main Street, Macungie, PA 18062.

Attorneys: Rebecca M. Young, Esq. and Lia K. Snyder, Esq., Young & Young, 119 E. Main Street, Macungie, PA 18062.

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**Hamm, Jayne A.**, dec'd.

Late of Slatington.

Co-Executrices: Michelle Lynn Newton a/k/a Michelle L. Newton and Stephanie Jayne Fink a/k/a Stephanie J. Fink 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.

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**Huber, Patricia Anne a/k/a Patricia Anne Huber Sisson**, dec'd.

Late of Lower Milford Township. Executor: Ralph Steven Sisson 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.

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**Kleinschuster, Mary F.**, dec'd.

Late of Whitehall.

Administrator: W. Scott Kleinschuster c/o Sara J. Hogan, Esquire, Plunkett & Graver, PC, 615 Waterfront Drive, Suite 301, Allentown, PA 18102.

Attorneys: Sara J. Hogan, Esquire, Plunkett & Graver, PC, 615 Waterfront Drive, Suite 301, Allentown, PA 18102.

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**Morgan, Lucellie A. a/k/a Lucille Ann Morgan**, dec'd.

Late of the City of Bethlehem.

Co-Executors: Joseph M. Morgan and David B. Morgan 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.

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**Moyer, Elaine I.**, dec'd.

Late of Orefield.

Executrix: Susan J. Glosan f/k/a Susan J. Romig c/o Keith W. Strohl, Esq., Steckel and Stopp LLC, 125 S. Walnut Street, Suite 210, Slatington, PA 18080.

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

**Palmer, Allan P. a/k/a Allan Pierson Palmer**, dec'd.

Late of North Whitehall Township.

Executor: Jeffrey A. Palmer, P.O. Box 384, Kennett Square, PA 19348.

**Panulla, Louis J., Jr. a/k/a Louis J. Panulla**, dec'd.

Late of Whitehall.

Administrator: John V. Panulla, 401 S. Whitfield St., Nazareth, PA 18064.

**Raubenhold, Ann S.**, dec'd.

Late of 350 S. Cedarbrook Road, Allentown.

Administrator: Scott A. Raubenhold 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.

**Trexler, Dolores C.**, dec'd.

Late of Alburtis.

Executors: Nancy L. Wetzel and Randy L. Trexler 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.

**SECOND PUBLICATION**

**Anthony, Michael J.**, dec'd.

Late of Whitehall Twp.

Michael J. and Helen C. Anthony Revocable Trust U/T/A/D December 14, 2011.

Trustees: Christine A. Kosman, 4643 Aspen Dr., Walnutport, PA 18088-9472 and Fulton Bank, N.A. c/o Debra Trucker-miller, V.P., 2747 Century Blvd., Wyomissing, PA 19610.

Attorneys: C. Thomas Work, Esquire, Steven & Lee, 111 N. 6th St., P.O. Box 679, Reading, PA 19603.

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

Late of Allentown, Salisbury Township.

Executrix: Donna L. Stettler, 1152 Americus Ave., Allentown, PA 18103.

**Avila-Ramirez, Dionisio**, dec'd.

Late of Allentown.

Administrator: Eladia M. Tineo Moran c/o Rebeca Torres, Esquire, 432 N. 7th Street, Allentown, PA 18102.

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

**Bassler, Donald A., Sr. a/k/a Donald A. Bassler**, dec'd.

Late of Coopersburg.

Executor: Donald A. Bassler, Jr., 981 Poplar Street, Coopersburg, PA 18036.

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

**Bitting, Beverly A.**, dec'd.

Late of 2345 S. Filbert Street, Allentown.

Personal Representative: David B. Bitting a/k/a David Bitting c/o Eric R. Strauss, Esquire, 33

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

**Busfield, James C.,** dec'd.

Late of 4171 W. Saucon Valley Road, Center Valley.

Executrix: Bernadette A. Busfield 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.

**Case, Gregory J.,** dec'd.

Late of Center Valley.

Personal Representative: Sally Y. Case.

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

**Chapman, Janice a/k/a Janice Olivia Chapman,** dec'd.

Late of 13 Pershing Boulevard, Whitehall.

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

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

**Chomicky, Georgeianna C.,** dec'd.

Late of South Whitehall Township.

Executrix: Jodi M. Chomicky, P.O. Box 102, Orefield, PA 18069.

**Doyle, Debra Edith,** dec'd.

Late of Allentown.

Executor: Glen S. Henderson, 745 Fetters Mill Rd., Huntingdon Valley, PA 19006.

**Drumm, Gail C.,** dec'd.

Late of Slatington.

Executor: Erik Thomas Drumm a/k/a Erik T. Drumm c/o Stephen A. Strack, Esq., Steckel and Stopp LLC, 125 S. Walnut Street, Suite 210, Slatington, PA 18080.

Attorneys: Stephen A. Strack, Esq., Steckel and Stopp LLC, 125 S. Walnut Street, Suite 210, Slatington, PA 18080.

**Fair, Catherine M.,** dec'd.

Late of Upper Saucon Township.

Executors: Sharon A. Fair-Tapler, 4026 Dillingersville Road, Zionsville, PA 18092 and James B. Fair, 78 White Oak Lane, Emmaus, PA 18049.

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

**Forte, Mary E.,** dec'd.

Late of Whitehall.

Executor: Stephen Polli, 2835 Sweden Point Road, Marbury, MD 20658.

Attorney: John L. Obrecht, Esquire, 1731 Main Street, Northampton, PA 18067.

**Gehringer, Geraldine M.,** dec'd.

Late of Fogelsville.

Co-Executrices: Gale Breininger a/k/a Gale Ann Breininger and Linda Gorgas a/k/a Linda Kitson Gorgas 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.

**Green, Joseph G., Sr.**, dec'd.  
Late of Allentown City.  
Administrator: Joseph Gerard Green, Jr., 1720 Pennsylvania St., Allentown, PA 18104-3146.  
Attorney: David E. Schwager, Esquire, 183 Market St., #100, Kingston, PA 18704-5444.

**Grube, Mary Jane B.**, dec'd.  
Late of Allentown.  
Administrator: Richard J. Mammana, 55 Carbon St., Easton, PA 18045.

**Harvey, John V., Jr. a/k/a John V. Harvey**, dec'd.  
Late of Allentown City.  
Executrix: Jane L. Harvey, 2310 S. 2nd St., Allentown, PA 18103-5839.  
Attorney: David E. Schwager, 183 Market St., #100, Kingston, PA 18704-5444.

**Heaton, Kenneth Alan**, dec'd.  
Late of Allentown.  
Administratrix: Janet K. Wright c/o Malee Law Firm, P.C., 310 East Third Street, Williamsport, PA 17701.  
Attorneys: James G. Malee, Esquire, Malee Law Firm, P.C., 310 East Third Street, Williamsport, PA 17701.

**Hosier, Robert Alan**, dec'd.  
Late of the Township of Upper Saucon.  
Executor: Andrew W. Hosier c/o Stanley M. Vasiliadis, Esquire, Vasiliadis Pappas Associates, LLC, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020.

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

**Kim, Chung Ja**, dec'd.  
Late of Upper Saucon Township.  
Executor: Mi-Ran Kim, 3350 North Bay Hill Drive, Center Valley, PA 18034.

**Laudenslager, Elwood F.**, dec'd.  
Late of North Whitehall Township.  
Executors: Stephen E. Laudenslager and Teresa J. Laudenslager 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.

**Mann, Arlene E. a/k/a Arlene Mann**, dec'd.  
Late of Coopersburg.  
Executrix: Fern Mann, 428 E. Fairview Street, Coopersburg, PA 18036.  
Attorney: Wendy J. Ashby, Esquire, 314 West Broad Street, Suite 118, Quakertown, PA 18951.

**Moyer, Ruth C.**, dec'd.  
Late of Allentown.  
Executrix: Wendy M. Rudolph, 537 Montgomery Rd., Ambler, PA 19002.

**Novasilech, Hilda M.**, dec'd.  
Late of Allentown.  
Executrix: Debra A. Giles 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.

**Pena, Migdalia Aviles a/k/a Migdalia A. Pena**, dec'd.

Late of Allentown.  
Executrix: Tina L. Colon, 317 N. 3rd St., Allentown, PA 18102.

Executor: Robert T. Stanaback, 22 Market Street, Bangor, PA 18013.

Attorneys: David J. Ceraul, Esquire, 22 Market Street, Bangor, PA 18013.

**Powell, Beverly Mae**, dec'd.

Late of Allentown City.  
Executor: Thomas M. Powell, 40 Washington St., Exeter, NH 03833.  
Attorneys: Lindsey Hoelzle, Esquire, Hoelzle Law LLC, P.O. Box 98, Birchrunville, PA 19321.

**Stopper, Pauline D.**, dec'd.

Late of Schnecksville.  
Executor: Lee Schaeffer 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.

**Purner, Earl W.**, dec'd.

Late of Allentown.  
Executrix: Melissa A. Purner-Snyder.  
Attorneys: Robert M. Knauer, Esquire, Knauer & Davenport, 143 North Eighth St., Allentown, PA 18101.

**Sullivan, Walter F., Jr. a/k/a Walter F. Sullivan**, dec'd.

Late of the City of Bethlehem.  
Executrix: Stacey C. Gowen a/k/a Stacey Colleen Gowen 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.

**Schaffer, Charles R.**, dec'd.

Late of Allentown.  
Administratrix: Edwina Schaffer, 1342 Gordon St., Allentown, PA 18102.

**THIRD PUBLICATION**

**Sein, Ruth H.**, dec'd.

Late of Lower Milford.  
Executor: Martin J. Sein, 4621 E. Mill Hill Rd., East Greenville, PA 18041.

**Berghold, Marie I.**, dec'd.

Late of Coopersburg.  
Executor: Robert F. Berghold 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.  
119 E. Main Street, Macungie, PA 18062.

**Stafiniak, Dorothy E.**, dec'd.

Late of Salisbury Township.  
Executrix: Michele Gianforcaro 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.

**Brezner, Barry Gerald, Sr. a/k/a Barry G. Brezner, Sr. and Barry Gerald Brezner**, dec'd.

Late of Allentown.

**Stanaback, Janet M.**, dec'd.

Late of New Tripoli.

Executrices: Patricia B. Davis and Jacqueline D. McGlade 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.

**Carlier, Raymond W. a/k/a Raymond Wilbur Carlier, dec'd.**

Late of Allentown.

Executor: Curt C. Carlier a/k/a Curt Charles Carlier 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.

**Cortes, Edwin, dec'd.**

Late of Allentown.

Administrator: Brian F. Levine, 22 E. Grant Street, New Castle, PA 16101.

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

Late of Allentown.

Administratrix: Shelly Monek, 1968 Winthrop Way, Macungie, PA 18062.

**Focht, George T., dec'd.**

Late of Whitehall.

Executor: Richard P. Focht 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.

**Guentensperger, Alice M., dec'd.**

Late of Lower Milford Township.

Executrix: Donna L. Lick c/o Jon A. Swartz, Esquire, Prokup & Swartz, 7736 Main Street, Fogelsville, PA 18051.

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

**Johnson, Elizabeth Sheila a/k/a E. Sheila Johnson and E.S. Johnson, dec'd.**

Late of Allentown.

Executor: J. Brian Johnson, 4905 Meadowview Drive, Macungie, PA 18062.

**Katchur, Edward G., dec'd.**

Late of Macungie.

Living Trust of Edward G. Katchur, dated December 12, 2024 as restated February 3, 2025.

Settlor: Edward G. Katchur.

Trustee: Joseph H. Jones, Jr. 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.

**Kershner, Kathryn M., dec'd.**

Late of Allentown.

Co-Trustees: Barbara K. Miller and Peter G. Miller c/o Noonan Law Office, 526 Walnut St., Allentown, PA 18101.

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

**Kratzer, Sylvia J., dec'd.**

Late of Slatington, Washington Township.

Administratrix: Erin Michele Beinert, 2223 Foothill Court, Saylorsburg, PA 18343.

Attorney: Joseph J. Velitsky, Esquire, 49 East Ludlow Street, Summit Hill, PA 18250.

**Kulp, Carol M.,** dec'd.

Late of Upper Macungie Township.

Executrix: Carol A. Laudenslager c/o Jon A. Swartz, Esquire, Prokup & Swartz, 7736 Main Street, Fogelsville, PA 18051.

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

**Lindquist, Helena K.,** dec'd.

Late of the Borough of Macungie.

Executrix: Diane Helena Carter 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.

**Mani, Hariharasudan,** dec'd.

Late of Coopersburg.

Administratrix: Janani Sam-path c/o R. Nicholas Nanovic, Esquire, Gross McGinley, LLP, 33 South Seventh Street, P.O. Box 4060, Allentown, PA 18105-4060.

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

**Mory, Donald E.,** dec'd.

Late of Alburtis.

Executor: Keith D. Mory 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.

**Peleg, Sima,** dec'd.

Late of Allentown.

Personal Representative: Gil Peleg.

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

**Potenzi, Helen Dorothy a/k/a Helen D. Potenzi,** dec'd.

Late of Whitehall.

Executor: Nicholas R. Potenzi, Jr.

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

**Rosenberger, John M.,** dec'd.

Late of Allentown.

Executrix: Mary Jo Rosenberger, 3825 W. Turner Street, Allentown, PA 18104.

**Seagreaves, Yachiyo Hirose,** dec'd.

Late of Allentown.

Administratrix: Rosemary A. Tukeva c/o Ralph J. Bellafatto, Esquire, 4480 William Penn Highway, Easton, PA 18045.

Attorney: Ralph J. Bellafatto, Esquire, 4480 William Penn Highway, Easton, PA 18045.

**Secor, Philip Bruce a/k/a Philip B. Secor,** dec'd.

Late of 1263 S. Cedar Crest Boulevard, Apt. 116, Allentown.

Personal Representative: David Hallock Secor a/k/a David Secor c/o Eric R. Strauss, Esquire, 33 South Seventh Street, P.O. Box 4060, Allentown, PA 18105. Attorney: Eric R. Strauss, Esquire, 33 South Seventh Street, P.O. Box 4060, Allentown, PA 18105.

**Snyder, Dorothy M.**, dec'd.  
Late of Allentown.  
Administrator: Paul E. Snyder  
c/o Richard W. Shaffer, Jr.,  
Esquire, Prokup & Swartz, 7736  
Main Street, Fogelsville, PA  
18051-1616.  
Attorneys: Richard W. Shaffer,  
Jr., Esquire, Prokup & Swartz,  
7736 Main Street, Fogelsville,  
PA 18051-1616.

**Stewart, Carol L.**, dec'd.  
Late of Macungie.  
Executor: Alfred G. Lugo 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.

**Stuart, Ross Montgomery a/k/a  
Ross M. Stuart**, dec'd.  
Late of the City of Allentown.  
Co-Executors: Blair M. Stuart  
and Bruce C. Stuart c/o Mi-  
chael C. Deschler, Esquire,  
Shay, Santee, Kelhart & De-  
schler LLC, 44 East Broad  
Street, Suite 210, Bethlehem,  
PA 18018.  
Attorneys: Michael C. Deschler,  
Esquire, Shay, Santee, Kelhart  
& Deschler LLC, 44 East Broad  
Street, Suite 210, Bethlehem,  
PA 18018.

**Werner, John Daniel a/k/a John  
D. Werner and Jack Werner**,  
dec'd.  
Late of the Township of Salis-  
bury.  
Executor: Robert P. Daday,  
Esquire, 1030 W. Walnut Street,  
Allentown, PA 18102.  
Attorney: Robert P. Daday, Es-  
quire, 1030 W. Walnut Street,  
Allentown, PA 18102.

**Vickrey, John F., Jr.**, dec'd.  
Late of Bethlehem.  
Executor: Douglas J. Tkacik,  
Esquire, 18 East Market Street,  
Bethlehem, PA 18018.  
Attorney: Douglas J. Tkacik,  
Esquire, 18 East Market Street,  
Bethlehem, PA 18018.

**Wolf, Carl F., Sr. a/k/a Carl F.  
Wolf**, dec'd.  
Late of Allentown.  
Executrix: Christine A. Starner  
c/o R. Nicholas Nanovic, Es-  
quire, Gross McGinley, LLP, 33  
South Seventh Street, P.O. Box  
4060, Allentown, PA 18105-  
4060.  
Attorneys: R. Nicholas Nanovic,  
Esquire, Gross McGinley, LLP,  
33 South Seventh Street, P.O.  
Box 4060, Allentown, PA 18105-  
4060.

**Zamboldi, Robert J.**, dec'd.  
Late of Emmaus.  
Revocable Trust of Robert J.  
Zamboldi, dated October 6,  
1994, as amended.  
Settlor: Robert J. Zamboldi.  
Trustee: Marilyn G. Zamboldi  
c/o Fitzpatrick Lentz & Bubba,  
P.C., Two City Center, 645 West  
Hamilton Street, Suite 800, Al-  
lentown, PA 18101.  
Attorneys: Fitzpatrick Lentz &  
Bubba, P.C., Two City Center,  
645 West Hamilton Street, Suite  
800, Allentown, PA 18101.

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**NOTICE OF INCORPORATION**

NOTICE IS HEREBY GIVEN that  
Articles of Incorporation were filed  
pursuant to the provisions of the  
Pennsylvania Business Corporation  
Law of 1988 as amended, by the fol-  
lowing corporation named:

**SCOTTISH RITE  
CATHEDRAL FOUNDATION  
PROKUP & SWARTZ**  
7736 Main Street  
Fogelsville, PA 18051

CHARTER APPLICATION—  
NON-PROFIT—FOREIGN

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the purpose of obtaining a Certificate of Incorporation pursuant to the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

The name of the corporation is:  
EAST BROOKLYN CHURCHES  
SPONSORING COMMITTEE

The Articles of Incorporation (filing date) March 23, 1981.

The purpose or purposes for which it was organized are as follows:

This corporation is organized exclusively for charitable, religious, and educational purposes within the meaning of Section 501(c)(3) of the IRS Code. Specifically, the corporation's goal is to empower and support community residents in East Brooklyn and surrounding areas through community organizing, leadership development, affordable housing initiatives, and other community-based objectives that promote economic stability, civic engagement, and the overall wellbeing of underserved communities.

A-10

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

NO. 2025-C-2727

NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE

UNITED WHOLESAL  
MORTGAGE, LLC

Plaintiff

v.

ANGELA POTTER, IN HER  
CAPACITY AS HEIR OF  
CHRISTOPHER POTTER;  
UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS AND ALL PERSONS,  
FIRMS OR ASSOCIATIONS,  
CLAIMING RIGHT,  
TITLE OR INTEREST, FROM OR  
UNDER CHRISTOPHER POTTER

Defendants

COMPLAINT IN  
MORTGAGE FORECLOSURE

To: ANGELA POTTER, IN HER CAPACITY AS HEIR OF CHRISTOPHER POTTER; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS, CLAIMING RIGHT, TITLE OR INTEREST, FROM OR UNDER CHRISTOPHER POTTER Defendant(s), 3439 CAMBRIDGE CIRCLE, ALLENTOWN, PA 18104

You are hereby notified that Plaintiff, UNITED WHOLESAL MORTGAGE, LLC, 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. 2025-C-2727, seeking to foreclose the mortgage secured on your property located, 3439 CAMBRIDGE CIRCLE, ALLENTOWN, PA 18104.

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.

LEHIGH LAW JOURNAL

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  
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

A-10

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

NO. 2025-C-1251

NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE

PNC BANK,  
NATIONAL ASSOCIATION  
Plaintiff

v.

ROSALIE YANDOLI, AS EXECUTOR  
OF THE ESTATE OF DARYL LAPP  
Defendants

COMPLAINT IN  
MORTGAGE FORECLOSURE

To: ROSALIE YANDOLI, AS EXECUTOR OF THE ESTATE OF DARYL LAPP Defendant, 3014 N. 2ND STREET, WHITEHALL, PA 18052  
You are hereby notified that Plaintiff, PNC BANK, NATIONAL ASSOCIATION, 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. 2025-C-

1251, seeking to foreclose the mortgage secured on your property located, 3014 N. 2ND STREET, WHITEHALL, PA 18052.

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  
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

A-10

LEHIGH LAW JOURNAL

MINOR NAME CHANGE

NOTICE IS HEREBY GIVEN that Petitioners, Gregory Alexander Piech and Melissa Marie Piech, filed a Petition for Adoption in Lehigh County Orphans' Court Division to No. A2025-0061, seeking to change the name of minor child from Dang Yuzhan to Samuel Yu Zhan Piech.

All persons interested in the proposed change of name or having claims or demands against said individual are requested to make known the same to Petitioner's attorney named below:

DANIEL M. O'DONNELL, ESQ.  
MALONEY DANYI & O'DONNELL  
901 West Lehigh Street  
Bethlehem, PA 18018  
(610) 691-3450

A-10

CHANGE OF NAME NOTICE

In the Court of Common Pleas of  
Lehigh County

NO. 2026-C-0896

NOTICE IS HEREBY GIVEN that on April 6, 2026, the Petition of Thomas Wayne Wakeling, II for a Change of Name has been filed in the above named Court, praying for a Decree to change the name of Petitioner from Thomas Wayne Wakeling, II to Lydia Marie Wakeling.

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: May 27, 2026,  
Time of Hearing: 9:30 A.M., Court-  
room Number: 5B, Honorable Mark  
B. Stanziola, Lehigh County Court-  
house, 455 West Hamilton Street,  
Allentown, PA 18101.

A-10

ABANDON VEHICLE

2025-C-4270

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

Ford Escape, 2019, VIN# 1FM-C40F75KUA66878.

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

The court date is scheduled for: May 1, 2026, 9:00 A.M., Courtroom 2D, Judge Anna-Kristie M. Marks, Lehigh County Courthouse, 455 West Hamilton Street, Allentown, PA 18101.

A-10

ABANDON VEHICLE

2025-C-4271

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

Dodge Charger, 2008, VIN# 2B3KA43G48H199195.

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

The court date is scheduled for: May 1, 2026, 9:00 A.M., Courtroom 2D, Judge Anna-Kristie M. Marks, Lehigh County Courthouse, 455 West Hamilton Street, Allentown, PA 18101.

A-10

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

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

**Friday, April 24, 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. 25010541**

By virtue of a writ of execution No. 2025-C-2247, AGFIRST Farm Credit Bank v. John E. McCarty and Susan E. McCarty, owners of property situate in the City of New Tripoli, Lehigh County, Pennsylvania, being 6475 Warden Road, New Tripoli, PA 18066.

Tax Assessment No. 544839770-3701.

Improvements thereon: Residential real estate.

Attorney  
Steven P. Kelly, Esq.

**NO. 25010936**

By virtue of a writ of execution No. 2024-C-3157, Wells Fargo Bank, N.A. v. Louise C. Bolger a/k/a Louise Bolger, owner of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 1939 W. Whitehall Street, Allentown, PA 18104.

Tax Assessment Nos. 02-5497 12859787-0000001 a/k/a 54971285 9787 1.

Improvements thereon: Residential dwelling.

Attorneys  
Brock & Scott, PLLC

**NO. 25010985**

By virtue of a writ of execution No. 2025-C-1890, Freedom Mortgage Corporation v. Mark Marrucca; Jennifer Kodis, owners of property situate in the Township of Lower Macungie, Lehigh County, Pennsylvania, being 5740 Lehigh Street, Macungie, PA 18062.

Tax Assessment Nos. 54830931-6779 1 a/k/a 548309316779-1.

Improvements thereon: Residential dwelling.

Attorneys  
Brock & Scott, PLLC

**NO. 25011018**

By virtue of a writ of execution No. 2022-C-1618, U.S. Bank Trust National Association, Not in Its Individual Capacity But Solely as Owner Trustee for RCF2 Acquisition Trust v. Cassandra S. Carey And Gerard Carey, Sr., owners of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 1089 Pat Court, Allentown, PA 18103.

Tax Assessment No. 548569305-4681.

Improvements thereon: Residential real estate.

Attorney  
Steven P. Kelly, Esq.

**NO. 26000102**

By virtue of a writ of execution No. 2025-C-0614, Lakeview Loan Servicing, LLC v. Paul F. Jenkins and Scott D. McCurdy, owners of property situate in the Township of Lower Milford, Lehigh County, Pennsylvania, being 5399 and 5431 Kraussdale Road, East Greenville, PA 18041.

Tax Assessment Nos. 54907704-0937 1 & 549067861142 1.

Improvements thereon: A Residential dwelling.

Attorneys  
KML Law Group, P.C.

**NO. 26000155**

By virtue of a writ of execution 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 v. Ira Breck a/k/a Ira I. Breck, Justin C. Breck, Solely in Capacity as Heir of Irene J. Breck, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Irene J. Breck, Deceased, owners of property situate in the Township of South Whitehall, Lehigh County, Pennsylvania, being 2989 South Drive, Allentown, PA 18103.

Tax Assessment No. 54869211-2341-1.

Improvements thereon: Residential property.

Attorneys  
Jill Manuel-Coughlin, Esq.  
Powers Kirn, LLC

**NO. 26000358**

By virtue of a writ of execution No. 2025-C-2081, Amos Financial, LLC v. Mamdou Darwish and Zeina

Hamada, owners of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 229 N. Law Street, Allentown, PA 18102.

Tax Assessment No. 64071230-8143 1.

Improvements thereon: Single family residence.

Attorneys  
Weltman, Weinberg & Reis

**NO. 26000395**

By virtue of a writ of execution No. 2025-C-0858, NDFI, LLC v. Wilson Uribe, owner of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 1017.5 West Liberty Street, Allentown, PA 18102.

Tax Assessment No. 54978212-3659 1.

Improvements thereon: Single-family row.

Attorneys  
Robert P. Wendt, Esq.,  
Chrisovalante P. Fliakos, Esq.,  
Nicholas J. Kiger, Esq.

**NO. 26000471**

By virtue of a writ of execution No. 2025-N-0346, People First Federal Credit Union v. Roger M. Sperlbaum d/b/a Force 1, owner of property situate in the Borough of Catasauqua, Lehigh County, Pennsylvania, being 403-407 Wood Street, Catasauqua, PA 18032.

Tax Assessment No. 64082900-3716-1.

Improvements thereon: Land and buildings.

Attorneys  
Joshua A. Gildea  
Fitzpatrick Lentz & Bubba, P.C..

JOSEPH N. HANNA  
Sheriff of Lehigh County, PA  
Samuel E. Cohen  
County Solicitor

M-27; A-3, 10



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



The couple was told they couldn't have a child.

*A lawyer suggests they adopt.*

The counselor tells them five years.

*A lawyer tells them one.*

Social Services approves them for adoption.

*A lawyer puts it in writing.*

The judge signs the order.

*A lawyer's work finalizes it.*

They thought they couldn't have a child.

*A lawyer helped make it possible.*

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



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## PERIODICAL PUBLICATION

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### 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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