

Lehigh Law Journal

(USPS 309560)

Vol. LXI

Allentown, PA Friday, April 24, 2026

No. 95



Barristers' Club

The Bar Association of Lehigh County

1114 W. Walnut Street
Allentown, Pennsylvania 18102

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Lehigh County Paralegal Association
Spring Cookie
Decorating Workshop



Thursday, May 7th - 4:00pm

Barristers' Club, 1114 W. Walnut St., Allentown

\$20/PERSON FOR LCPA MEMBERS

\$35/PERSON FOR NON-LCPA MEMBERS

INCLUDES WORKSHOP, DRINK TICKET, & LIGHT HORS D'OEUVRES

DEADLINE TO REGISTER IS THURSDAY, APRIL 30

PAYMENT IS REQUIRED TO CONFIRM REGISTRATION



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REGISTRATION



NON-LCPA MEMBER
REGISTRATION



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

NewsLine...April 24th, 2026



**Night at Coca-Cola Park with The Iron Pigs:
Tuesday June 2nd at 6:45 PM (Game Time)**

No doubt the best view in the park is from the Dugout Suites right behind home plate, where you're closer to the batters than the pitcher is!

This event is open to members of the Bar Association and invited guests.

Complimentary Food, Beer, Wine and Soda.

\$58 for Members and \$65 for Non-Members (Please limit total ticket request to 8 per party)

Member pricing is limited to BALC Members, Spouse/Significant Other, Kids & Grandkids!

Children 2 and under, FREE & DO NOT need a ticket.

Event is Rain or Shine!

Contact the Membership desk at membership@lehighbar.org to reserve your tickets. Remember, max 8 tickets per member.

*Tickets will be available for pickup in the BALC office the week prior.

***Once you have ordered your tickets, no exchanges, or refunds. It will be the individual member's responsibility to find a replacement for any unused tickets. No refunds! ***

Sponsored By:



MEMBERS 1st
FEDERAL CREDIT UNION

New Member Breakfast is BACK!

If you joined the BALC January 2026 or after, please join us

Tuesday, June 23rd, 2026 at 8am
Great way to learn more about the Bar, meet Board Members and Committee Chairs.

Please rsvp your attendance to membership@lehighbar.org by June 16th.

**LAW JOURNAL CASE EDITOR
APPLICATIONS BEING ACCEPTED**

The Law Journal Committee of the Bar Association of Lehigh County is seeking applications for the position of Case Editor for the *Lehigh Law Journal*. Members interested in applying for this position are asked to forward their resume and letter of interest to the Law Journal Committee c/o the Bar Association of Lehigh County, 1114 West Walnut Street, Allentown, PA 18102 (or via e-mail to rbridgeman@lehighbar.org). Applications must be received at the Bar Association office no later than May 8, 2026. This is a two-year position, which will extend through July 2028, at a monthly stipend of \$350. Duties include preparation of weekly case information for law journal publication and preparation of case indexing data.

NewsLine 3

BALC CONTINUING LEGAL EDUCATION SCHEDULE

To Register: Call: Nancy @ (610) 433-6401 Ext: 16 (or)
Email: cle@lehighbar.org

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

May 5: “AI, Reputation, and Risk: What Every Law Firm Should Know about LLM Search”

BALC Webinar 1 Ethics Credit
Timeframe: 12:00 PM – 1:00 PM
Webinar Tuition: \$35.00

May 7: “Family Law Case Law: Legislative and Rules Update”

BALC Webinar 1 Substantive Credit
Timeframe: 12:00 PM – 1:00 PM
Webinar Tuition: \$35.00

May 14: “Understanding the Courtroom of Judge Mark Stanziola: Preferences, Procedures, and Practical Guidance”

BALC Live Lunch Seminar and Webinar 1 Substantive Credit
Timeframe: 12:15 PM – 1:15 PM
Live Tuition with Lunch: \$47.00 Webinar Tuition: \$35.00

May 19: “Wellness to Workload: Practical Tools for Women Lawyers (and men too!)”

BALC Live 3 hour seminar with cocktail party immediately after
Timeframe: 1:00 PM – 4:00 PM 3 Substantive Credits
Tuition: \$75.00

May 28: “Ruth Bader Ginsburg; Advocate for Equal Rights”

BALC Webinar 1 Substantive Credit
Timeframe: 12:00 PM – 1:00 PM
Webinar Tuition: \$35.00

NewLine 4

**SEEKING EXECUTED WILL FOR
JOSEPH F. REICHART**

I am seeking a Last Will and Testament executed by Joseph F. Reichart. Joseph F. Reichart is late of the Township of Bethlehem, Northampton County.

Anyone who has such document, please contact Kendahl B. DiFelice, Esquire at (610) 871-1740.

**SEEKING LAST WILL FOR
ROBERT STANLEY SAYLOR**

I am seeking the last will and testament for my father, Robet Stanley Saylor. If anyone can assist me with any information regarding my father, I would greatly appreciate it.

You may reach me, Brian Saylor, at
(484) 515-4480 or via email

bsaylor@phillipsdonovanarchitects.com

Notice to the Bar

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.

LOWER MACUNGIE TOWNSHIP vs.
PENNSYLVANIA LIQUOR CONTROL BOARD

Statutory Appeal—Petition for Exemption.

On April 8, 2025, Lower Macungie Township filed a Notice of Appeal regarding the March 19, 2025 decision of the Pennsylvania Liquor Control Board which refused the Township’s January 30, 2025 Petition to Exempt Certain Lands From Section 493(34) Of The Liquor Code. The Petition sought exemption from 47 P.S. § 4-493 (34) (“Section 493(34)”) and local enforcement of its own noise ordinance, Ordinance No. 2020-02 within the proposed exemption area, the Township. The Court held a hearing *de novo* on November 17, 2025.

Section 493(34) provides that “... a licensee may not use or permit to be used inside or outside of the licensed premises a loudspeaker or similar device whereby the sound of music or other entertainment, or the advertisement thereof, can be heard beyond the licensee’s property line; however, any licensee that is located in an area which is subject to an exemption from the board’s regulation regarding amplified music being heard off the licensed premises shall be exempt from compliance with this paragraph until the expiration of the board’s order granting the exemption. The board’s regulation regarding amplified music being heard off the licensed premises is otherwise superseded by this paragraph.” 47 P.S. § 4-493 (34).

The Ordinance, codified in Chapter 6 of the Township’s Codified Ordinances (“Codified Ordinances”), prohibits any Board-licensed establishment to “make or cause, or allow the making of, a noise disturbance during the nighttime.” Codified Ordinances, § 6-302(1). “Nighttime” is defined as from 10:00 p.m. to 11:00 a.m. *Id.* § 6-301. A “noise disturbance” is defined as any sound which: (1) Disrupts or injures the comfort, repose, health, hearing, peace or safety of persons; (2) Annoys, disturbs or perturbs a reasonable person with normal sensitivities; or (3) Endangers or injures personal or real property. *Id.*

Upon comparison of Section 493(34) and the Ordinance, as well as considering the testimony from many people, the Court found that the approval of the Petition would have an adverse effect on the welfare, health, peace and morals of the residents living in the vicinity of the identified area because: (1) the Ordinance is significantly narrower than Section 493(34) and, therefore, cannot effectively and adequately address the persistent noise problem; and (2) the delay for the investigation if a noise complaint is received after the Township office has closed for the day and/or weekend proved that the Ordinance provides weaker resolution and a less predictable enforcement mechanism. Therefore, the Court concluded that the Petition must be denied.

In the Court of Common Pleas of Lehigh County, Pennsylvania, Civil Division Case No. 2025-C-1475. Lower Macungie Township, Plaintiff v. Pennsylvania Liquor Control Board, Defendant.

MARK R. FISCHER, ESQUIRE, on behalf of the Plaintiff.

MATTHEW A. THREN, ESQUIRE, on behalf of the Defendant.

OPINION

JOHNSON, *P.J.*, November 25, 2025.

I. INTRODUCTION

Before the Court for consideration is the Petition To Exempt Certain Lands From Section 493(34) Of The Liquor Code filed by Plaintiff, Lower Macungie Township, (“Township”) on January 30, 2025 with the Defendant, Pennsylvania Liquor Control Board, (“Board”) (“Petition”), brought before this Court through a Notice Of Appeal filed by the Township on April 8, 2025 regarding the March 19, 2025 decision of the Board which refused the Petition. The Petition seeks exemption from 47 P.S. § 4-493 (34) (“Section 493(34)”) and local enforcement of its own noise ordinance, Ordinance No. 2020-02 (“Ordinance”) within the proposed exemption area, the Township. A hearing *de novo* was held before this Court on November 17, 2025.

The parties agree that this is a hearing *de novo* before this Court, but that the record of the proceeding before the Board shall be admitted as an exhibit, which it was, and the parties may present any additional evidence, which they did, and this Court shall make its own independent findings of fact and legal conclusions in deciding this case. Those findings and conclusions follow.

II. FACTUAL BACKGROUND

This case concerns the Petition filed by Township for exemption from Section 493(34) relating to the amplified sound and for local enforcement of the Ordinance in place of Section 493(34). The Board previously approved the Township’s requests for exemptions from Section 493(34) for the identified area from October 7, 2020 through October 7, 2021, and from October 7, 2021 through October 7, 2024.

Section 493(34) provides that “ ... a licensee may not use or permit to be used inside or outside of the licensed premises a loudspeaker or similar device whereby the sound of music or other entertainment, or the advertisement thereof, can be heard beyond the licensee’s property line; however, any licensee that is located in an area which is subject to an exemption from the board’s regulation regarding amplified music being heard off the licensed premises shall be exempt from compliance with this paragraph until the expiration of the board’s order granting the exemption.

The board's regulation regarding amplified music being heard off the licensed premises is otherwise superseded by this paragraph." 47 P.S. § 4-493 (34).

The Ordinance, codified in Chapter 6 of the Township's Codified Ordinances ("Codified Ordinances"), prohibits any Board-licensed establishment to "make or cause, or allow the making of, a noise disturbance during the nighttime." Codified Ordinances, § 6-302(1). "Nighttime" is defined as from 10:00 p.m. to 11:00 a.m. *Id.* § 6-301. A "noise disturbance" is defined as any sound which: (1) Disrupts or injures the comfort, repose, health, hearing, peace or safety of persons; (2) Annoys, disturbs or perturbs a reasonable person with normal sensitivities; or (3) Endangers or injures personal or real property. *Id.* Violation of the Ordinance shall be cause for a citation to be issued directly to the person or persons in charge of or control of the Board-licensed establishment. *Id.* § 6-305(1). If two (2) or more complainants file a complaint, a presumption that there has been a noise disturbance exists, which may be rebutted by clear and convincing evidence that the noise from the licensed establishment did not result in a noise disturbance. *Id.* § 6-302(3).

Vincent Tranguch ("Tranguch"), the deputy director of the Department of Planning and Community Development for the Township, testified that, during the Township's prior exemption period, they received two (2) noise complaints regarding one (1) licensed establishment, which were investigated and determined not to be violations of the Ordinance. Tranguch also mentioned that there is a delay for the investigation if a noise complaint is received after his office has closed for the day and/or weekend and daytime complaints are not investigated. We find Vincent Tranguch credible.

Maureen Brophy ("Brophy") testified that she resides approximately 800 feet from the barn on the Rising River property, and that on many occasions, she can hear loud music coming from the Rising River property, that she can hear all of the lyrics clearly, that the music shakes the windows of her house, that her son will not sleep in his bedroom because the windows shake, and that the music is very loud at a variety of times of day and evening. Brophy further testified that she had filed noise complaints with the Town-

ship via email and by submitting a complaint form, but no citation or violation was issued. We find Maureen Brophy credible.

Richard Whitson (“Whitson”), the owner of Shepherd Hills and Foundation Tavern (“Shepherd Hills”), testified that his establishment typically ends performances by 9:00 p.m., or 9:30 p.m. at the very latest. Shepherd Hills provides live entertainment in the summer on Thursdays through Sundays. Whitson acknowledged that Shepherd Hills had received occasional noise complaints, mainly at the start of the summer season when outdoor music resumes and nearby residents are unfamiliar with the schedule, but said these concerns are usually resolved once he explains that music ends at 9:00 p.m. Whitson further stated that they have never been cited for a violation by the State Police Bureau of Liquor Code Enforcement.

Ron Beitler (“Beitler”), the owner of Rising River Brewing (“Rising River”), testified that Rising River typically concludes musical performances by 9:00 or 9:30 p.m., and they never extend beyond 10:00 p.m. He explained that Rising River operates seasonally, from mid-February through December, and that hosting live music is a core component of its business. Beitler said that they have made an effort to involve their neighbors from the very beginning and took their expectations into account, which is why they planned to stop the music by 9:30 p.m. In response to noise concerns, Rising River upgraded the sound system, adjusted the hours and days of its live entertainment, and changed the orientation of where bands play.

Art Werst, who lives approximately 400 feet from Rising River, testified that although he acknowledges the presence of noise, he believes the establishments should be permitted to operate until 10:00 p.m.

Jay Lapp, a local musician and Township resident, supports the exemption. He testified that noise complaints affect both venues and musicians who rely on performances to support their families. He further said the establishments at which he plays keep music at reasonable levels and foster positive, family-friendly environments that inspire community engagement.

Dave McTish, who lives near Rising River, testified that he was only disturbed by Rising River’s amplified noise during the establishment’s first two (2) weeks and, after speaking with Beitler, adjustments were made that resolved the problem. Although the music is occasionally too loud, he is able to address it directly with Beitler or musicians.

Paul Younger (“Younger”), who previously lived behind Rising River, had issues with amplified sound coming from its premises. He attempted to address the issue with Beitler but they could not get to a compromise. Between December 3, 2022, and August 20, 2023, Younger filed six (6) complaints about daytime and early evening noise, but received only two (2) responses, which cited that the complaints fell outside the Ordinance’s enforceable hours. Younger stated that the noise from Rising River was part of the reason he sold his home and moved away.

Alec Ostapenko (“Ostapenko”) testified that he resides approximately 270 yards from Rising River and that, beginning in February 2022, he and his wife began having issues with amplified noise coming from its premises. Due to his working schedule, Ostapenko has to wake up early and go to bed between 8:30 p.m. and 9:30 p.m., but he was unable to fall asleep even after closing the window. Ostapenko also mentioned that they have two (2) grandchildren, whose bedroom faces Rising River, usually go to bed early but are kept awake by the noise until about 10:00 p.m. Ostapenko further stated that he never lodged a complaint but kept a log of the incidents that occurred (97 amplified noise disturbances in 2022 and 85 in 2023). Ostapenko contacted Beitler by telephone and left messages several times, but only received one (1) reply by text message and the issue was not solved.

III. ISSUE

Neither party specified the issue on which the Court is to rule. However, per 47 P.S. § 4-493.1(b), it appears to the Court that the issue is: **Whether an approval of the Petition would have an adverse effect on the welfare, health, peace and morals of the residents living in the vicinity of the identified area?**

IV. DISCUSSION

Whether An Approval Of The Petition Would Have An Adverse Effect On The Welfare, Health, Peace And Morals Of The Residents Living In The Vicinity Of The Identified Area?

The Board argues that the Petition should be denied because: (1) the Ordinance only restricts noises during certain hours; (2) the delay of investigation cannot adequately address the noise complaints; and (3) the presumption of the Ordinance is problematic. The Court agrees with the first two (2) grounds and finds that the Ordinance does not provide the same clear, effective, and enforceable noise protections as Section 493(34) so that the approval of the Petition may have an adverse effect on the welfare, health, peace and morals of the residents living in the vicinity of the identified area. The third ground need not be addressed.

The Ordinance is significantly narrower than Section 493(34) and, therefore, cannot effectively and adequately address the persistent noise problem. Unlike Section 493(34), which establishes a clear, objective standard to prohibit any amplified sound that can be heard beyond the licensee's property line, the Ordinance restricts only "noise disturbances" occurring between 10:00 p.m. and 11:00 a.m. the following day. Accordingly, the Ordinance not only leaves a substantial portion of the day unrestricted, but also replaces the former clear, objective standard with a subjective definition dependent on what might disturb a "reasonable person." Tranguch testified that they received only two (2) noise complaints concerning a single Board-licensed establishment, both of which were investigated and determined to not constitute violations of the Ordinance. However, this evidence is insufficient to prove that the licensed establishments within the Township (including Rising River and Shepherd Hills) have not generated excessive noise. Firstly, the noise complaints may only be accepted if the alleged noise occurred between 10:00 p.m. and 11:00 a.m., while amplified sound could have occurred during the daytime or early evening. According to Beitler and Whitson's testimony, both Rising River and Shepherd Hills operate until 9:30 p.m. to 10:00 p.m., which is

outside the scope of the Ordinance but is close to the bedtime of many people, particularly children or those with special needs who require an earlier bedtime. This means that the surrounding residents' right to be free from noise during the early evening cannot be guaranteed. Secondly, Younger's testimony indicates that the response rate to residents' noise complaints is low, meaning that actual adverse effect may not be fully reflected. Thirdly, the relative absence of prior noise complaints may largely be attributable to the exemption having been granted between October 7, 2021 and October 7, 2024, combined with the low response rate (see Younger's testimony), which indicates that nearby residents may be aware that lodging complaints was unlikely to yield results.

Tranguch's testimony that there is a delay for the investigation if a noise complaint is received after his office has closed for the day and/or weekend further proves that the Ordinance provides weaker resolution and a less predictable enforcement mechanism. Nearby residents may have to endure noise throughout the night without enforcement because complaints are only addressed the following business day. The intervention provided by the Ordinance is largely ineffective as the disturbance cannot be promptly halted. Therefore, the Ordinance is incapable of serving as an adequate substitute for Section 493(34).

Thus, the approval of the Petition would have an adverse effect on the welfare, health, peace and morals of the residents living in the vicinity of the identified area.

V. CONCLUSION

For the foregoing reasons, the Court concludes that the Petition must be denied.

ORDER

AND NOW, this 25th day of November, 2025, upon consideration of the Notice Of Appeal filed by Lower Macungie Township on April 8, 2025, after hearing *de novo* held November 17, 2025, and for the reasons set forth in the accompanying Opinion;

IT IS ORDERED that the Notice Of Appeal and the subject of the Notice Of Appeal, the Petition To Exempt Certain Lands From Section 493(34) Of The Liquor Code filed by Plaintiff, Lower Macungie Township, on January 30, 2025 with the Defendant, Pennsylvania Liquor Control Board, are DENIED.

ESTATE AND TRUST NOTICES

Notice is hereby given that, in the estates of the decedents set forth below, the Register of Wills has granted letters testamentary or of administration to the persons named. Notice is also hereby given of the existence of the trusts of the deceased settlors set forth below for whom no personal representatives have been appointed within 90 days of death. All persons having claims or demands against said estates or trusts are requested to make known the same, and all persons indebted to said estates or trusts are requested to make payment, without delay, to the executors or administrators or trustees or to their attorneys named below.

FIRST PUBLICATION

Aten, David R. a/k/a David Robert Aten and David Aten, dec'd.

Late of Macungie.

Executrix: Rebecca E. Amidon 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.

Cropper, Geraldine M., dec'd.

Late of Bethlehem.

Executrix: Ann Elizabeth D'Ambrosio 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.

Fluck, Francis Albert, Jr. a/k/a Francis A. Fluck and Francis A. Fluck, Jr., dec'd.

Late of Coopersburg Borough.

Executor: Wade A. Fluck c/o Carrie A. S. Kennedy, Esq., 171 W. Lancaster Ave., Paoli, PA 19301.

Attorneys: Carrie A. S. Kennedy, Esq., Connor Weber & Oberlies, 171 W. Lancaster Ave., Paoli, PA 19301.

Hallman, Charlotte L., dec'd.

Late of the Borough of Slatington.

Executrix: Wanda S. Owens 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.

Hansen, Janet F., dec'd.

Late of Schnecksville.

Co-Executors: Cheryl L. Bastian and Eric A. Hansen 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.

Horn, Barbara E., dec'd.

Late of Washington Township, Slatington.

Executor: Gary Horn 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.

Kistler, Joanne M., dec'd.

Late of Upper Macungie Township.

Executors: Wendy S. Hanlon and Jeffrey D. Kistler c/o Douglas J. Tkacik, Esquire, 18 East Market Street, Bethlehem, PA 18018.

Attorney: Douglas J. Tkacik, Esquire, 18 East Market Street, Bethlehem, PA 18018.

Kozero, Agnes E. a/k/a Agnes Kozero, dec'd.

Late of Whitehall.

Executrix: Catherine A. Nemeth, 3306 Tilden St., Philadelphia, PA 19129.

Loen, Lloyd L., dec'd.

Late of Upper Milford Twp.

Executrix: Susan M. Loen, 3511 Daylily Dr., Emmaus, PA 18049.

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

McLaughlin, Catherine A., dec'd.

Late of Allentown.

Administratrix: Maureen Joan Gutstein 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.

Nace, George M., III, dec'd.

Late of Lower Macungie.

Executrix: Patricia L. Nace c/o Norris McLaughlin, P.A., 515 West Hamilton Street, Suite 502, Allentown, PA 18101.

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

Nieves, Reinaldo, Jr., dec'd.

Late of Allentown City.

Administrators: Lissette Lopez and Jimmy A. Nieves c/o Kristen L. Behrens, Esq., 1650 Market St., #1200, Philadelphia, PA 19103.

Attorneys: Kristen L. Behrens, Esq., Dilworth Paxson, LLP, 1650 Market St., #1200, Philadelphia, PA 19103.

Reichard, Lucille G., dec'd.

Late of Whitehall.

Co-Executors: Kerrie L. Semmel and Jamie Edelman 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.

Roth, Selma B., dec'd.

Late of Allentown.

The Selma B. Roth Revocable Trust dated April 7, 2008, as restated on April 7, 2012.

Successor Trustees: Adam M. Roth, 15 Scott Drive N., Broomfield, CO 80020 and Judd K. Roth, 12101 Madrid Ave., North Port, FL 34287.

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

Roufakis, Amalia G., dec'd.

Late of the City of Bethlehem.

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

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

sociates, LLC, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020.

Schmid, Maria B., dec'd.

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

Snyder, Charles E., dec'd.

Late of Allentown.
Executrix: Kathleen A. Ziegler 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.

Sofranek, Linda M., dec'd.

Late of Whitehall.
Administrator: David Paul Wuerstle 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.

Venanzi, JoAnn, dec'd.

Late of the Township of Upper Saucon.
Executrix: Christina Tarkoff 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.

SECOND PUBLICATION

Alvarado, Maria Lillian a/k/a Lillian Maria Alvarado a/k/a Lillian Alvarado and Lillian Alvarado, dec'd.

Late of the Township of Lower Macungie.
Administrator: Brian Jonathan Alvarado 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.

Aoun, Jamileh E. a/k/a Jamileh A. Aoun, dec'd.

Late of Whitehall.
Executor: Elias E. Aoun c/o Daniel G. Dougherty, Esq., 881, 3rd St., B-3, Whitehall, PA 18052.
Attorney: Daniel G. Dougherty, Esq., 881 3rd St., B-3, Whitehall, PA 18052.

Beahm, Bruce D. a/k/a Bruce Beahm and Bruce Dennis Beahm, dec'd.

Late of Allentown.
Executrix: Louise A. Beahm c/o Jerry R. Knafo, Esquire, Knafo Law Offices, LLC, 1347 Hausman Road, Allentown, PA 18104.
Attorneys: Jerry R. Knafo, Esquire, Knafo Law Offices, LLC, 1347 Hausman Road, Allentown, PA 18104.

Cressman, Mervin D., dec'd.

Late of Allentown.
Executrix: Leah Ringholm, 1215 Fretz Ave., Allentown, PA 18103.

Fink, Irvin W., dec'd.

Late of Lehigh County.

Executrix: Jennifer Felegy c/o Norris McLaughlin, P.A., 515 West Hamilton Street, Suite 502, Allentown, PA 18101.

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

Friebolin, Barton John a/k/a Barton J. Friebolin, dec'd.

Late of Upper Macungie.

Executor: Erik P. Friebolin c/o Kathleen V. Yurchak, Esquire, Steinbacher, Goodall & Yurchak, 328 South Atherton Street, State College, PA 16801.

Attorney: Kathleen V. Yurchak, Esquire, Steinbacher, Goodall & Yurchak, 328 South Atherton Street, State College, PA 16801.

Godfrey, Lee M., dec'd.

Late of Emmaus.

Executrix: Kimberly B. Godfrey c/o Rebecca M. Young, Esq. and Lia K. Snyder, Esq., Young & Young, 119 E. Main Street, Macungie, PA 18062.

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

Gradwell, Marie, dec'd.

Late of Upper Macungie Township.

Executor: Scott A. Gradwell a/k/a Scott Alan Gradwell c/o Jeffrey F. Hussar, Esquire, 946 Third Street, Whitehall, PA 18052.

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

Gross, Richard S., dec'd.

Late of Schnecksville.

Executrix: Diane M. Gross 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.

Harring, Michael C. a/k/a Michael Charles Harring and Michael Harring, dec'd.

Late of Schnecksville.

Executor: Ricky Harring c/o Pavlack Law Offices, P.C., 154 South First Street, Lehighton, PA 18235.

Attorneys: Keith R. Pavlack, Esquire, Pavlack Law Offices, P.C., 154 South First Street, Lehighton, PA 18235.

Hewell, Thomas Patrick, Jr. a/k/a Thomas P. Hewell, Jr., dec'd.

Late of the Township of Lower Macungie.

Executrix: Helen Louise Hewell a/k/a Helen L. Hewell 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.

Huhn, Maryanne, dec'd.

Late of Upper Saucon Township.

Executor: Paul S. Huhn.

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

Katcher, Marsha A., dec'd.

Late of Allentown.

Executrix: Lisa Ondush a/k/a Lisa Marie Ondush c/o Jeffrey F. Hussar, Esquire, 946 Third Street, Whitehall, PA 18052.

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

Koran, Arthur J. a/k/a Arthur John Koran and Arthur Koran, dec'd.

Late of 119 East Washington Street, Slatington.

Executrix: Karen Koran Easterday a/k/a Karen Easterday, 1474 Blue Mountain Drive, Danielsville, PA 18038.

Attorneys: Gerald F. Strubinger, Jr., Strubinger Law, P.C., 505 Delaware Avenue, P.O. Box 158, Palmerton, PA 18071-0158.

Kresini, Helen E., dec'd.

Late of Allentown.

Executrix: Brenda Sue Miller a/k/a Brenda S. Miller.

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

Lewis, Lillian, dec'd.

Late of Allentown.

Executrix: Denise S. Wescoe c/o Santanasto Law, 210 E. Broad St., Bethlehem, PA 18018.

Attorneys: Michael A. Santanasto, Esquire, 210 E. Broad St., Bethlehem, PA 18018.

McQuillan, Janet L., dec'd.

Late of Orefield.

Administrator: Robert F. McQuillan.

Attorneys: Robert M. Knauer, Esquire, Knauer & Davenport, 143 North Eighth St., Allentown, PA 18101.

Moyer, Frederick J., dec'd.

Late of Allentown.

Executrices: Melissa L. Schneck and Theresa A. Miller.

Attorneys: Robert M. Knauer, Esquire, Knauer & Davenport, 143 North Eighth St., Allentown, PA 18101.

Rieker, Richard J. a/k/a Richard John Rieker, dec'd.

Late of the Borough of Catasauqua.

Executor: Ronald M. Rieker c/o Daniel G. Dougherty, Esq., 881 3rd St., B-3, Whitehall, PA 18052.

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

Rogers, Josephine Griffoni a/k/a Josephine Rogers and Josephine Griffoni, dec'd.

Late of Coopersburg Borough.

Administratrix: Melanie F. Setzer c/o John T. Dooley, Esq., 1800 Pennbrook Parkway, #200, Lansdale, PA 19446.

Attorneys: John T. Dooley, Esquire, Dischell, Bartle & Dooley, PC, 1800 Pennbrook Parkway, #200, Lansdale, PA 19446.

Rosamalia, Mary Ann B., dec'd.

Late of Bethlehem.

Executrix: Kelly Jo Kreitz and Kathy A. Armstrong, 1406 Main St., Hellertown, PA 18055.

Ryan, Stephen John, dec'd.

Late of Upper Saucon Township.

Administratrix: Delia A. Dougherty, Esquire, Pendente Lite, 308 Harper Dr., Ste. 200, Moorestown, NJ 08057.

Attorneys: Delia A. Dougherty, Esquire, Sherman, Silverstein, Kohl, Rose & Podolsky, P.A., 308 Harper Dr., Ste. 200, Moorestown, NJ 08057.

Simon, Christine H. a/k/a Christine Simon, dec'd.

Late of Macungie.

Executor: Barry R. Simon, 2537 Cherry Hill Lane, Dunwoody, GA 30360.

Attorneys: Jason R. Costanzo, Esq., 17 N. 6th Street, Stroudsburg, PA 18360.

Simon, Norman J. a/k/a Norman Simon and Norman John Simon, dec'd.

Late of Macungie.
Executor: Barry R. Simon, 2537 Cherry Hill Lane, Dunwoody, GA 30360.
Attorneys: Jason R. Costanzo, Esq., 17 N. 6th Street, Stroudsburg, PA 18360.

Smoyer, Jean S., dec'd.

Late of 1925 W. Turner Street, Allentown.
Co-Executor: Michael D. Smoyer and Debra S. Falatko 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.

Thompson, Jeanne M., dec'd.

Late of Lower Macungie.
Executrix: Maura Thompson Hagarty c/o Edward H. Butz, Esq., 1620 Pond Rd., Ste. 200, Allentown, PA 18104.
Attorneys: Edward H. Butz, Esq., Lesavoy Butz, 1620 Pond Rd., Ste. 200, Allentown, PA 18104.

Wempe, Claire I. a/k/a Claire Irene Wempe, dec'd.

Late of Center Valley.
Administrator: John Brian Wempe 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.

THIRD 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.

Feher, Rose A. a/k/a Rose Ann Feher, dec'd.

Late of Walnutport.

Executor: James Feher, 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.

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.

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

Late of Allentown.

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

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.

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.

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.

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.

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.

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.

CHANGE OF NAME NOTICE

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

NO. 2026-C-1507

NOTICE IS HEREBY GIVEN that on April 14, 2026, the Petition of Celeste Lillian Dee a/k/a Celeste Lillian Dougherty a/k/a Celeste Lillian Coigne for a Change of Name has been filed in the above named Court, praying for a Decree to change the name of Petitioner from Celeste Lillian Dee to Celeste Lillian Alio.

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: July 1, 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.

NICOLO S. BARATTA, ESQ.

600 Hamilton St.

Ste. 300

Allentown, PA 18101

(484) 544-0022

A-24

CHANGE OF NAME NOTICE

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

NO. 2026-C-1233

NOTICE IS HEREBY GIVEN that on March 26, 2026, the Petition of Rosemary Francis Rummage for a Change of Name has been filed in the above named Court, praying for a Decree to change the name of Petitioner from Rosemary Francis Rummage to Rosemary Francis Southall.

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: June 8, 2026,
Time of Hearing: 9:30 A.M., Court-
room Number: 5C, Honorable Thom-
as A. Capehart, Lehigh County
Courthouse, 455 West Hamilton
Street, Allentown, PA 18101.

A-24

DISSOLUTION

NOTICE IS HEREBY GIVEN that WIDRA FAMILY FOUNDATION INC., a PA nonprofit corporation, has approved a plan that the corporation voluntarily dissolve, and that the corp. is now engaged in winding up

and settling the affairs of the corpora-
tion under the provisions of Sec.
5975 of the PA Nonprofit Corporation
Law of 1988, as amended.

COZEN O'CONNOR

Solicitors

One Liberty Place

#2800

Philadelphia, PA 19103

A-24

IN THE COURT OF COMMON
PLEAS OF LEHIGH COUNTY,
PENNSYLVANIA

No. 2026-C-0053

In Re: Pennsylvania Housing
Finance Agency Plaintiff
vs.
Dion Delucia Defendant

COMPLAINT IN
MORTGAGE FORECLOSURE

You have been named as Defen-
dants in a civil action instituted by
Pennsylvania Housing Finance Agen-
cy against you in this Court. This
action has been instituted to fore-
close on a Mortgage dated November
29, 2005, and recorded in the Office
of the Recorder of Deeds of Lehigh
County at Instrument No. 7309097
on December 2, 2005.

You are hereby notified to plead
to the abovereferenced Complaint
within twenty (20) days from the date
of publication of this Notice or a judg-
ment will be entered against you.

NOTICE

If you wish to defend, you must
enter a written appearance person-
ally or by attorney and file your de-
fenses or objections in writing with
the Court. You are warned that if you
fail to do so the case may proceed
without you and judgment may be
entered against you without further
notice for the relief requested by the
Plaintiff. You may lose money or
property or other rights important to
you.

YOU SHOULD TAKE THIS NOTICE 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.

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

LOIS M. VITTI, ESQ.
VITTI LAW GROUP, INC.
Attorneys for Plaintiff
663 Fifth Street
Oakmont, PA 15139
(412) 281-1725

A-24

IN THE COURT OF COMMON
PLEAS LEHIGH COUNTY
CIVIL ACTION—LAW

ACTION OF MORTGAGE
FORECLOSURE

Term No. 2026-C-1124

PENNYMAC LOAN SERVICES, LLC
Plaintiff

vs.

LISA HOEVER &
WILLIAM HOEVER
Mortgagor and Real Owner
Defendant

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

LISA HOEVER & WILLIAM HOEVER, MORTGAGOR AND REAL OWNER, DEFENDANT whose last known address is 1060 Arbor Lane Slatington, PA 18080.

THIS FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT.

You are hereby notified that Plaintiff PENNYMAC LOAN SERVICES, LLC, has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of Lehigh County, Pennsylvania, docketed to No. 2026-C-1124 wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 1060 Arbor Ln., Slatington, PA 18080 whereupon your property will be sold by the Sheriff of Lehigh.

NOTICE

You have been sued in court. If you wish to defend against the claims set forth in the following pages, 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 claim 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 OR CANNOT AFFORD ONE, 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 West Walnut Street
Allentown, PA 18102
(610) 433-7094

MICHAEL T. MCKEEVER, ESQ.
KML LAW GROUP, P.C.
Attorneys for Plaintiff
BNY Independence Center
701 Market Street
Suite 5000
Philadelphia, PA 19106-1532
(215) 627-1322

A-24

LEGAL NOTICE

Defendant, Unknown Heirs, Legatees and Devisesees, if any, of Linda J. Taylor, whose last place of residence is 5289 Brocton Court, Unit 16, Macungie, PA 18062. Unknown Heirs, Legatees and Devisesees, if any, of Linda J. Taylor, will take notice that on October 28, 2025, Triad Financial Services, Inc. as Servicer for Fisher Nation, filed its Complaint on Action for Replevin in Case No. 2025-C-4360, with the Lehigh County, Pennsylvania, Prothonotary's Office, alleging that Defendant, Unknown Heirs, Legatees and Devisesees, if any, of Linda J. Taylor may have an interest in the 2002 Castle manufactured home, Serial No. CHPA5106AB located at 5289 Brocton Court, Unit 16, Macungie, PA 18062.

Triad Financial Services, Inc. as Servicer for Fisher Nation further alleges that Defendant, Unknown Heirs, Legatees and Devisesees, if any, of Linda J. Taylor has failed to remit the required monthly payments on the Contract for said manufactured home and is now in default of their obligations under the terms of the Contract. By virtue of the default, Triad Financial Services, Inc. as Servicer for Fisher Nation is entitled to immediate and permanent possession of said manufactured home.

Triad Financial Services, Inc. as Servicer for Fisher Nation, prays that Defendant Unknown Heirs, Legatees and Devisesees, if any, of Linda J. Taylor be required to answer and set up its interest in said manufactured home or be forever barred from asserting the same, for default on the Contract, for Triad Financial Services, Inc. as Servicer for Fisher Nation's immediate and permanent possession of said manufactured home, the commercially reasonable

sale of said manufactured home, and the proceeds of said sale applied to the debt secured thereby, and for such other relief as is just and equitable.

UNKNOWN HEIRS, LEGATEES AND DEVEISEES, IF ANY, OF LINDA J. TAYLOR ARE REQUIRED TO ANSWER ON OR BEFORE 28 DAYS AFTER THE LAST PUBLICATION OF THIS NOTICE.

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 rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET HELP.

LAWYER REFERRAL SERVICES
OF THE BAR ASSOCIATION OF
LEHIGH COUNTY
1114 West Walnut Street
Allentown, PA 18102
(610) 433-7094

DAVID J. DEMERS, ESQ.
(307952)
COOKE DEMERS, LLC
260 Market Street
Suite F
New Albany, Ohio 43054
Telephone: (614) 939-0930
Facsimile: (614) 939-0987

A-24; M-1, 8

LEGAL NOTICE

Defendant, Unknown Heirs, Legatees and Devisesees, if any, of Louis J. Taylor, whose last place of residence is 5289 Brocton Court, Unit 16, Macungie, PA 18062. Unknown Heirs, Legatees and Devisesees, if any, of Louis J. Taylor, will take notice that on October 28, 2025, Triad Financial

Services Inc. as Servicer for Fisher Nation, filed its Complaint on Action for Replevin in Case No. 2025-C-4360, with the Lehigh County, Pennsylvania, Prothonotary's Office, alleging that Defendant, Unknown Heirs, Legatees and Devisees, if any, of Louis J. Taylor may have an interest in the 2002 Castle manufactured home, Serial No. CHPA5106AB located at 5289 Brocton Court, Unit 16, Macungie, PA 18062.

Triad Financial Services, Inc. as Servicer for Fisher Nation further alleges that Defendant, Unknown Heirs, Legatees and Devisees, if any, of Louis J. Taylor has failed to remit the required monthly payments on the Contract for said manufactured home and is now in default of their obligations under the terms of the Contract. By virtue of the default, Triad Financial Services, Inc. as Servicer for Fisher Nation is entitled to immediate and permanent possession of said manufactured home.

Triad Financial Services, Inc. as Servicer for Fisher Nation, prays that Defendant Unknown Heirs, Legatees and Devisees, if any, of Louis J. Taylor be required to answer and set up its interest in said manufactured home or be forever barred from asserting the same, for default on the Contract, for Triad Financial Services, Inc. as Servicer for Fisher Nation's immediate and permanent possession of said manufactured home, the commercially reasonable sale of said manufactured home, and the proceeds of said sale applied to the debt secured thereby, and for such other relief as is just and equitable.

UNKNOWN HEIRS, LEGATEES AND DEVISEES, IF ANY, OF LOUIS J. TAYLOR ARE REQUIRED TO ANSWER ON OR BEFORE 28 DAYS AFTER THE LAST PUBLICATION OF THIS NOTICE.

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 rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET HELP.

LAWYER REFERRAL SERVICES
OF THE BAR ASSOCIATION OF
LEHIGH COUNTY

1114 West Walnut Street
Allentown, PA 18102
(610) 433-7094

DAVID J. DEMERS, ESQ.
(307952)

COOKE DEMERS, LLC
260 Market Street
Suite F

New Albany, Ohio 43054
Telephone: (614) 939-0930
Facsimile: (614) 939-0987

A-24; M-1, 8

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

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

Friday, May 22, 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. 26000299

By virtue of a writ of execution No. 2025-C-2232, Servis One, Inc. d/b/a BSI Financial Services v. Tiffone Porter, owner of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 223 E. Wyoming Street, Allentown, PA 18103.

Tax Assessment No. 64067766-4384 1.

Improvements thereon: Residential dwelling.

Attorneys
McCalla Raymer Leibert Pierce, LLP

NO. 26000413

By virtue of a writ of execution No. 2025-C-2670, Wells Fargo Bank, N.A. v. Lee Ann M. Bower a/k/a Leeann M. Bower; David R. Bower; The Secretary Of Housing And Urban Development, owners of property situate in the Township of Whitehall, Lehigh County, Pennsylvania, being 3212 Lehigh Street a/k/a 804 Lehigh Street, Whitehall, PA 18052.

Tax Assessment Nos. 5499508-53842 1 a/k/a 549950853842-1.

Improvements thereon: Residential dwelling.

Attorneys
Brock & Scott, PLLC

NO. 26000494

By virtue of a writ of execution No. 2025-ML-0472, Northwestern Lehigh School District v. Christopher M. Lentz and Gina M. Lentz, owners of property situate in the Township of Heidelberg, Lehigh County, Pennsylvania, being 7006 Phillips Road, Germansville, PA 18053.

Tax Assessment No. 55404713-7096-1.

Improvements thereon: Single family.

Attorneys
Portnoff Law Associates, Ltd.

NO. 26000495

By virtue of a writ of execution No. 2023-ML-1538, Allentown School District v. Ali S. Shiet, owner of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 443 N. 11th Street, Allentown, PA 18102.

Tax Assessment No. 54978200-7014-1.

Improvements thereon: Single family.

Attorneys
Portnoff Law Associates, Ltd.

NO. 26000496

By virtue of a writ of execution No. 2012-ML-1014, Parkland School District v. Joan L. Ohlinger, Administratrix of the Estate of Leonard R. Ohlinger, owner of property situate in the Township of Upper Macungie, Lehigh County, Pennsylvania, being 416 Oldt Road, Breinigsville, PA 18031.

Tax Assessment No. 54554614-0111-1.

Improvements thereon: Single family-detached.

Attorneys
Portnoff Law Associates, Ltd.

NO. 26000553

By virtue of a writ of execution No. 2025-C-3012, U.S. Bank National Association, Successor in Interest to Bank of America, National Association, Successor By Merger to Lasalle Bank National Association as Trustee for GSAMP TRUST 2007-NC1 Mortgage Pass-Through Certificates, Series 2007-NC1 v. John Henry Holtzhafer a/k/a John Holtzhafer; the United States of America, owners of property situate in the Township of North Whitehall, Lehigh County, Pennsylvania, being 2975 Jordan Rd., Orefield, PA 18069.

Tax Assessment No. 54684027-5257 1.

Improvements thereon: Residential dwelling.

Attorneys
M. Troy Freedman, Esq.
Robertson, Anschutz, Schneid,
Crane & Partners, PLLC

NO. 26000554

By virtue of a writ of execution No. 2021-C-3138, Mortgage Assets Management, LLC f/k/a Reverse Mortgage Solutions, Inc. v. Cynthia J. Fogel, in Her Capacity as Heir of Patricia J. Fogel; Unknown Heirs,

Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under Patricia J. Fogel, owners of property situate in the Borough of Coplay, Lehigh County, Pennsylvania, being 834 Honkendauqua St., Coplay, PA 18037.

Tax Assessment No. 54993394-6617 1.

Improvements thereon: Residential dwelling.

Attorney
Kevin E. Cordero, Esq.
Robertson, Anschutz, Schneid,
Crane & Partners, PLLC

NO. 26000845

By virtue of a writ of execution No. 2025-C-4192, PNC Bank, National Association v. Paul C. Koenig, owner of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 320 322 324 N. 5th Street, Allentown, PA 18102.

Tax Assessment Nos. 64071235-5001 1, 640712353186 1, 64071235-3332 1.

Improvements thereon: A Residential dwelling.

Attorneys
KML Law Group, P.C.

NO. 26000865

By virtue of a writ of execution No. 2025-C-1429, MEB Loan Trust VIII v. John A. Kiser, a/k/a John Kiser, as Administrator C.T.A of the Estate of Donna M. Schuler, owner of property situate in the Borough of Emmaus, Lehigh County, Pennsylvania, being 13 Elm Street, Emmaus, PA 18049.

Tax Assessment No. 54946846-5778 1.

Improvements thereon: Single-family dwelling-detached.

Attorney
Robert P. Wendt, Esq.;
Nicholas J. Kiger, Esq.,
Chrisovalante P. Fliakos, Esq.

NO. 26000870

By virtue of a writ of execution No. 2025-C-0878, U.S. Bank Trust Company, National Association, as Trustee, As Successor-In-Interest To U.S. Bank National Association, as Trustee, for the C-Bass Mortgage Loan Asset-Backed Certificates, Series 2007-CB3 v. Allan C. Nichols, Sr, owner of property situate in the Township of Salisbury, Lehigh County, Pennsylvania, being 926 College Lane, Allentown, PA 18103.

Tax Assessment No. 54960252-6383 1.

Improvements thereon: Residential dwelling.

Attorneys

Danielle A. Coleman, Esq.
Robertson, Anschutz, Schneid,
Crane & Partners, PLLC

NO. 26000918

By virtue of a writ of execution No. 2025-C-1173, Nationstar Mortgage LLC v. Victor Herrera-Pena a/k/a Victor Herrerapena, owner of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 916 N. 5th Street, Allentown, PA 18102.

Tax Assessment No. 6407051-55461 1 a/k/a 640705155461001.

Improvements thereon: Residential dwelling.

Attorneys

Brock & Scott, PLLC

NO. 26000989

By virtue of a writ of execution No. 2022-C-2969, Midfirst Bank v. Jeffrey Gambler a/k/a Jeffrey L. Gambler, owner of property situate in the Borough of Alburtis, Lehigh County, Pennsylvania, being 41 E. Penn Ave., Alburtis, PA 18011.

Tax Assessment No. 54635628-2150 1.

Improvements thereon: A residential dwelling.

Attorneys

KML LAW GROUP, P.C.

NO. 26001008

By virtue of a writ of execution No. 2025-C-0939, U.S. Bank Trust Company National Association, Not in Its Individual Capacity But Solely in Its Capacity as Owner Trustee on Behalf of Brean Asset Backed Securities Trust 2024-RM8 v. Colleen Martucci, Known Surviving Heir of Lynda M. Sabia, Jennifer Jones, Known Surviving Heir of Lynda M. Sabia, Fitch Jefferies III, Known Surviving Heir of Lynda M. Sabia, And Unknown Surviving Heirs of Lynda M. Sabia, owners of property situate in the City of Bethlehem, Lehigh County, Pennsylvania, being 211 10th Avenue, Bethlehem, PA 18018.

Tax Assessment No. 64271630-9077-1.

Improvements thereon: Condominium.

Attorneys

McCabe, Weisberg & Conway, LLC

NO. 26001029

By virtue of a writ of execution No. 2024-C-3233, Freedom Mortgage Corporation v. Martin Cortes; Alicia M. Cortes a/k/a Alicia Cortes, owner(s) of property situate in the Township of South Whitehall, Lehigh County, Pennsylvania, being 2717 W. Columbia St., Allentown, PA 18104.

Tax Assessment No. 54876345-5299-1.

Improvements thereon: Residential dwelling.

Attorneys

Brock & Scott, PLLC

NO. 26001141

By virtue of a writ of execution No. 2020-C-0125, Wilmington Savings Fund Society, FSB, as Trustee of Stanwich Mortgage Loan Trust F v. Harry David Swoyer and Nicole M. Melin, owners of property situate in the Township of Whitehall, Lehigh County, Pennsylvania, being 2418 Pine Street, Whitehall, PA 18052.

Tax Assessment No. 54988602-0157 1.

Improvements thereon: Residential dwelling.

Attorney

Kevin T. Tonczyczyn, Esq.

JOSEPH N. HANNA

Sheriff of Lehigh County, PA

Samuel E. Cohen

County Solicitor

A-24; M-1, 8



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PERIODICAL PUBLICATION

*** Dated Material. Do Not Delay. Please Deliver Before Monday, April 27, 2026**

THE COURT

The Hon. Douglas G. Reichley, President Judge
The Hon. Robert L. Steinberg, Judge
The Hon. J. Brian Johnson, Judge
The Hon. James T. Anthony, Judge
The Hon. Melissa T. Pavlack, Judge
The Hon. Anna-Kristie M. Marks, Judge
The Hon. Thomas M. Caffrey, Judge
The Hon. Thomas A. Capehart, Judge
The Hon. Zachary J. Cohen, Judge
The Hon. Mark B. Stanzola, Judge

The Hon. Carol K. McGinley, Senior Judge
The Hon. Michele A. Varricchio, Senior Judge

LEHIGH LAW JOURNAL (USPS 309560)

Owned and Published by

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1114 Walnut Street, Allentown, PA 18102

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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.

Printed at 206 S. Keystone Ave., Sayre PA 18840

Periodical postage paid at Allentown, PA 18102 and
at additional mailing offices.

POSTMASTER: Send address changes to The Lehigh Law
Journal, 1114 W. Walnut St., Allentown, PA 18102.