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Barristers' Club

The Bar Association of Lehigh County

1114 W. Walnut Street
Allentown, Pennsylvania 18102

<http://www.lehighbar.org>

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NewsLine...May 8th, 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! ***

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MEMBERS 1st
FEDERAL CREDIT UNION

Get Ready for Nashville Bench Bar Event



**“Music Trivia BINGO & BBQ”
Dinner**

Thursday, June 11th

Join us at 5:30PM for

A BBQ Dinner with Nashville HOT Chicken!

Great Music & Cash Bar

Music BINGO by Matt from “BIG PRODUCTIONS”

Great Prizes & Fun for All!!!

\$40 to attend

Please RSVP by June 5th 12pm to Membership@lehighbar.org

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**Scherline
Injury Law**

YOUR RECOVERY TEAM™

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.

Notice to the Bar

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 4

BALC CONTINUING LEGAL EDUCATION SCHEDULE

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

Email: cle@lehighbar.org

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

Attorney II: Deputy County Solicitor,

Lehigh County Office of Children & Youth Services

A Deputy County Solicitor for the Lehigh County Office of Children & Youth Services (“LCOCYS”) is responsible for providing legal counsel to and in-court representation of LCOCYS in Juvenile Dependency Court and Orphan’s Court. This is a full-time position, and job duties include providing legal representation for LCOCYS in juvenile dependency matters in all phases of litigation, including Termination of Parental Rights hearings. Qualified applicants will have the ability to independently manage a caseload, be proficient in legal writing and research, and be able advocate effectively for LCOCYS before Judicial Hearing Officers and Judges.

Please send resume and cover letter to

SteveSalloum@lehighcounty.org, or apply online at <https://www.lehighcounty.org> .

SOWSAN STOKES, Plaintiff vs.
MD HOLDING GROUP, LLC; RWS PROPERTIES, LLC;
and MELLA CONSTRUCTION COMPANY, Defendants vs.
JAMIE TURCO, Additional Defendant.

Motion for Post-Trial Relief.

On January 29, 2026, the jury found in favor of Plaintiff, Sowsan Stokes, and against Defendant, RWS Properties, LLC, in the amount of \$214,301.15; in favor of Plaintiff and against Defendant, Mella Construction Company, in the amount of \$37,817.85; and in favor of Defendant, MD Holding Group, LLC, and Additional Defendant, Jamie Turco, and against Plaintiff in no amount. On February 5, 2026, Defendant, RWS Properties, LLC, filed a Motion For Post-Trial Relief, seeking judgment notwithstanding the verdict, reconsideration of the denial of the motion for a directed verdict, and a new trial.

Leh.R.C.P. 227.1(a) requires post-trial motions to be filed “together with a request designating that portion of the record to be transcribed.” Leh.R.C.P. 227.1(a). The request for transcription shall be delivered to “the trial judge, the court administrator, the court reporter, and every other party to the action and a certificate of such service shall be filed of record.” *Id.*

There are two (2) bases upon which the Court may grant the motion for JNOV; when: 1) the movant is entitled to judgment as a matter of law, and 2) the evidence is such that no two reasonable minds could disagree that the outcome should have been rendered in favor of the movant. *DeVore v. Metro Atiation, Inc.*, 328 A.3d 1012, 1016 (Pa. Super. Ct. 2024).

The trial court should grant a new trial “only in truly extraordinary circumstances, *i.e.*, ‘when the jury’s verdict is so contrary to the evidence as to shock one’s sense of justice and the award of a new trial is imperative so that right may be given another opportunity to prevail.’” *Kimble v. Laser Spine Inst., LLC*, 264 A.3d 782, 800 (Pa. Super. Ct. 2021).

The Court denied the Motion because RWS failed to comply with Leh.R.C.P. 227.1(a) by neglecting to provide a certificate of service for its transcript request and failing to designate the full trial testimony, which prevented the Court from reviewing the evidentiary record in its entirety. Notwithstanding this procedural failure, the Court found that RWS did not meet the standards for judgment notwithstanding the verdict, reconsideration of a directed verdict, or a new trial because, although the evidence was contradictory, such matters fall within the jury’s credibility determinations so the jury’s verdict should not be disturbed as a matter of law and there is no evidence that the jury’s conclusions were so contrary to the evidence as to shock one’s sense of justice.

In the Court of Common Pleas of Lehigh County, Pennsylvania, Civil Division Case No. 2022-C-1648. Sowsan Stokes, Plaintiff vs. MD Holding Group, LLC; RWS Properties, LLC; and Mella Construction Company, Defendants vs. Jamie Turco, Additional Defendant.

MIGUEL SURUN, ESQUIRE, on behalf of the Plaintiff.

WILLIAM P. MARSHALL, ESQUIRE, on behalf of the Defendants, MD Holding Group, LLC, and RWS Properties, LLC.

LAURA DAUBE, ESQUIRE, on behalf of the Defendant, Mella Construction Company.

RICHARD L. ORLOSKI, ESQUIRE, on behalf of the Additional Defendant, Jamie Turco.

MEMORANDUM OPINION

JOHNSON, J., April 15, 2026.

I. INTRODUCTION

Before the Court for consideration is Defendant, RWS Properties, LLC’s Motion For Post-Trial Relief filed on February 5, 2026 (“Motion”). On January 29, 2026, the jurors impaneled in the above captioned matter found in favor of the Plaintiff, Sowsan Stokes, and against the Defendant, RWS Properties, LLC, in the amount of \$214,301.15; in favor of the Plaintiff, Sowsan Stokes, and against the Defendant, Mella Construction Company, (“Mella”) in the amount of \$37,817.85; and in favor of the Defendants, MD Holding Group, LLC and Jamie Turco, and against the Plaintiff, Sowsan Stokes, in no amount. Defendant, RWS Properties, LLC, (“RWS”) filed the Motion on February 5, 2026, seeking judgment notwithstanding the verdict, reconsideration of the denial of the motion for a directed verdict, and a new trial. Argument was held on April 6, 2026.

II. DISCUSSION

A. Whether Defendant’s Failure To Obtain The Trial Transcript Is Fatal To His Claim For Post-Trial Relief

RWS’s Motion should be denied because it failed to comply with the Local Rules.

Leh.R.C.P. 227.1(a) requires post-trial motions to be filed “together with a request designating that portion of the record to be transcribed.” Leh.R.C.P. 227.1(a). The request for transcription shall be delivered to “the trial judge, the court administrator, the court reporter, and every other party to the action and a certificate of such service shall be filed of record.” *Id.*

The docket reflects that RWS filed the Motion on February 5, 2026. Subsequently, on March 5, 2026, RWS filed a Request For Transcript Or Copy (“Request”) without a certificate of service;

notably, the Request was not served on other parties. Furthermore, the Request inexplicably designated only two (2) witnesses rather than the full trial testimony, omitting critical liability witnesses, including expert engineering witness Enrique Santiago and William Marshall. It is difficult to support RWS's claim that the evidence was so one-sided that the jury's verdict should be overturned without providing a transcript of all testimony heard by the jury. Without a complete transcript, the Court cannot review the evidentiary record in its entirety, making it difficult to grant a motion as to the sufficiency of the evidence.

Because the lack of a transcript is the fault of RWS, whose sole member is acting as its attorney in this case, the Motion is denied.

However, notwithstanding this ruling, we will examine the second issue raised in the Motion.

B. Whether Defendant Met The Standard For Judgment Notwithstanding The Verdict, For Reconsideration Of The Denial Of The Motion For A Directed Verdict, And For A New Trial

Based upon the Court's memory of the evidence presented at trial, the standards for judgment notwithstanding the verdict, reconsideration of the denial of the motion for a directed verdict, and a new trial were not met.

1. Motion for Judgment Notwithstanding the Verdict ("JNOV").

RWS moves for JNOV on the grounds that: 1) it had no notice of the defect so as to warn of the danger; 2) since Mella fixed the defect and RWS had no duty to inspect, the only way for RWS to have notice would be if someone post-repair told RWS that the problem remained unabated; 3) Plaintiff's expert is unable to state what the condition of the step was at the time of Plaintiff's fall; 4) Plaintiff's testimony that "Turco told me about the defect after the fall and said she told the landlord about it" is contradicted by Turco and RWS (they both agree that Turco had no complaints after the repairs); and 5) if Plaintiff was warned, then the duty to a licensee has been fulfilled.

There are two (2) bases upon which the Court may grant the motion for JNOV; when: 1) the movant is entitled to judgment as a matter of law, and 2) the evidence is such that no two reasonable

minds could disagree that the outcome should have been rendered in favor of the movant. *DeVore v. Metro Aviation, Inc.*, 328 A.3d 1012, 1016 (Pa. Super. Ct. 2024). “With the first, the court reviews the record and concludes that even with all factual inferences decided adverse to the movant, (sic) the law nonetheless requires a verdict in his favor, whereas with the second, the court reviews the evidentiary record and concludes that the evidence was such that a verdict for the movant was beyond peradventure.” *Id.*

In this case, testimony was presented regarding notice, warnings, and the condition of the stair tread. While the evidence was contradictory, such matters fall within the jury’s credibility determinations so the jury’s verdict should not be disturbed as a matter of law. Thus, this portion of the Motion must be denied.

2. Motion for Reconsideration of the Denial of the Motion for a Directed Verdict.

RWS moves for reconsideration of the denial of its motion for a directed verdict on grounds that it lacked any notice of the defect and it can neither warn nor make reasonably safe any condition about which it has no notice, and that Plaintiff did not meet her burden of proof on the essential element of notice.

A motion for directed verdict, like a motion seeking judgment notwithstanding the verdict, requires a court to test the sufficiency of all evidence at the close of a case. *Rogers v. Thomas*, 291 A.3d 865, 882 (Pa. Super. Ct. 2023).

As explained in the previous issue above, the conflicting testimony regarding notice, warnings, repairs, and the step’s condition was properly within the province of the jury and the evidence cannot be found to be legally insufficient. Thus, this portion of the Motion must be denied.

3. Motion for a New Trial.

RWS moves for a new trial on the grounds that the jury’s findings were against the weight of the evidence. First, RWS asserts that Plaintiff was comparatively negligent as a matter of law because she treated the steps as ordinary steps and failed to use the light available to her despite the danger posed by short-length treads. Second, RWS argues that Turco was negligent because she had actual knowledge

of the defect prior to the accident. According to Plaintiff's testimony, "Turco told me about the defect after the fall and said she told the landlord about it." Because Turco failed to warn despite this knowledge, RWS maintains that a new trial is required.

The trial court should grant a new trial "only in truly extraordinary circumstances, *i.e.*, 'when the jury's verdict is so contrary to the evidence as to shock one's sense of justice and the award of a new trial is imperative so that right may be given another opportunity to prevail.'" *Kimble v. Laser Spine Inst., LLC*, 264 A.3d 782, 800 (Pa. Super. Ct. 2021). [A] trial judge cannot grant a new trial because of a mere conflict in testimony or because the trial judge on the same facts would have arrived at a different conclusion. *Id.*

In this case, the jury heard testimony regarding lighting, the condition of the tread, warnings, knowledge, repairs, and comparative fault, and resolved those factual disputes by allocating negligence among parties. The jury was free to reject or accept the testimony of each witness, or such parts of any witness, as it saw fit, and was not required to accept the narrative advanced by William Marshall. The jury had an opportunity to evaluate the demeanor and credibility of William Marshall in particular, who testified that he inspected the step after it was repaired, found the repair acceptable, and was never warned about its dangerous condition by the tenant. Even if the conflicting evidence exists, there is no evidence that the jury's conclusions were so contrary to the evidence as to shock one's sense of justice. Thus, this portion of the Motion must be denied.

III. CONCLUSION

For the foregoing reasons, the Motion is DENIED.

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ORDER
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AND NOW, this 15th day of April, 2026, upon consideration of Defendant, RWS Properties, LLC's Motion For Post-Trial Relief filed on February 5, 2026 ("Motion"), after Argument held on April 6, 2026, and for the reasons set forth in the accompanying Memorandum Opinion;

IT IS ORDERED that the Motion is 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

Albanese-Piva, Bonita L., dec'd.
Late of 2029 Westgate Drive, Bethlehem.
Executrix: Sandra Lee Narlersky c/o Bohdan J. Zelechiwsky, Esquire, 527 Hamilton Street, Allentown, PA 18101.
Attorney: Bohdan J. Zelechiwsky, Esquire, 527 Hamilton Street, Allentown, PA 18101.

Delgado, Ana M., dec'd.
Late of the City of Allentown.
Administrator: Brian F. Levine.
Attorneys: Brian F. Levine, Esquire, Levine Law, LLC, 22 E. Grant St., New Castle, PA 16101-2279.

DiRomualdo, Mildred, dec'd.
Late of the City of Allentown.
Executor: Mark DiRomualdo, 4210 Rosewood Ln., Allentown, PA 18103.

Gallagher, James H., Jr., dec'd.
Late of the City of Allentown.
Executrix: Kathleen L. Klinger-man 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.

Graham, Harry a/k/a Harry Thomas Graham, dec'd.
Late of the City of Allentown.
Executrix: Lisa Frey, 6175 Se-anor Court, Slatington, PA 18080.

Hollawell, John William, Jr. a/k/a John W. Hollawell, Jr. a/k/a John Hollawell, Jr. and John Hollawell, dec'd.
Late of the Township of North Whitehall.

Administratrix: Barbara A. Hollawell c/o Robert A. Pinel, Esq., Law Office of Robert A. Pinel, LLC, 1502 Center Street, Suite 201, Bethlehem, PA 18018.
Attorneys: Robert A. Pinel, Esq., Law Offices of Robert A. Pinel, LLC, 1502 Center Street, Suite 201, Bethlehem, PA 18018, (484) 821-0400.

Howells, Kathryn Gormley, dec'd.
Late of Allentown.
Executrix: Robin A. Howells-Dolbin.
Attorneys: Robert M. Knauer, Esquire, Knauer & Davenport, 143 North Eighth St., Allentown, PA 18101.

Issermoyer, Robert C., dec'd.
Late of 415 Blue Barn Road, Allentown.
Executrix: Sharon L. Kominsky c/o Bingaman Hess Attorneys at Law, 2 Meridian Blvd., Ste. #100, Wyomissing, PA 19610.
Attorneys: Nicole C. Manley, Esquire, Bingaman Hess At-

torneys at Law, 2 Meridian Blvd., Ste. #100, Wyomissing, PA 19610.

Kershner, Robyn L., dec'd.

Late of the Borough of Slatington.

Administratrix: Jessica L. Wickliffe 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.

Krumanocker, Bettylou, dec'd.

Late of Whitehall.

Executrix: Sarah J. Sagl a/k/a Sarah Jane Sagl c/o Prokup & Swartz, 7736 Main Street, Fogelsville, PA 18051-1616.

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

Krumanocker, BettyLou, dec'd.

Late of Lehigh County.

BettyLou Krumanocker Revocable Living Trust.

Trustees: Sarah J. Sagl and Suzan M. Kuder-Andreas c/o Jon A. Swartz, Esquire, Prokup & Swartz, 7736 Main Street, Fogelsville, PA 18501.

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

Matejicka, Grace E., dec'd.

Late of Whitehall Township.

Co-Executors: Michael Matejicka and Mark Matejicka 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.

McCarty, Judith Anne, dec'd.

Late of Bethlehem.

Executor: Constantine M. Vasiladis c/o Michael D. Recchiuti, Esq., 60 W. Broad Street, Ste. 303, Bethlehem, PA 18018.

Attorney: Michael D. Recchiuti, Esq., 60 W. Broad Street, Ste. 303, Bethlehem, PA 18018.

Posse, Graciela a/k/a Grace V. Posse, dec'd.

Late of the City of Allentown.

Executor: Thomas Rohe, 23 Foothill Ave., Budd Lake, NJ 07828.

Renninger, Arlene E., dec'd.

Late of Hanover Township, Northampton County.

Executrix: Carol A. Renninger c/o R. Nicholas Nanovic, Esquire, Gross McGinley, LLP, 33 S. 7th Street, Allentown, PA 18101.

Attorneys: R. Nicholas Nanovic, Esquire, Gross McGinley, LLP, 33 S. 7th Street, Allentown, PA 18101.

Repp, Nancy S., dec'd.

Late of 1925 W. Turner Street, Allentown.

Executors: Melanie Fiske and John Repp c/o The Roth Law Firm, 123 North Fifth Street, Allentown, PA 18102.

Attorneys: David M. Roth, Esquire, The Roth Law Firm, 123 North Fifth Street, Allentown, PA 18102.

Schubert, Sharon L., dec'd.

Late of Macungie.

Executrix: Sherry Erney c/o The Roth Law Firm, P.O. Box 4355, Allentown, PA 18105.

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

Simock, Gloria E., dec'd.

Late of North Whitehall Township.

Co-Executors: Richard John Simock and Lisa K. Reitz 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.

Simock, John F., dec'd.

Late of North Whitehall Township.

Co-Executors: Richard John Simock and Lisa K. Reitz 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.

Thorson, Judith M., dec'd.

Late of Whitehall.

Executrix: Linda Misialek c/o Robert Pandaleon, Esquire, 847 N. Wahneta St., Allentown, PA 18109.

Attorney: Robert Pandaleon, Esquire, 847 N. Wahneta St., Allentown, PA 18109.

SECOND PUBLICATION

Badillo, Samuel V., Sr., dec'd.

Late of 223 S. Penn St., Apt. A, Allentown.

Administratrix: Salina Badillo 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.

Banko, Margaret Cole a/k/a Margaret C. Banko and Margaret Banko, dec'd.

Late of Allentown.

Executor: Darbin T. Skeans c/o Constantine M. Vasiliadis, Esq., Kolb, Vasiliadis, Florenz & Recchiuti, LLC, 60 W. Broad Street, Suite 303, Bethlehem, PA 18018-5712.

Attorneys: Constantine M. Vasiliadis, Esq., Kolb, Vasiliadis, Florenz & Recchiuti, LLC, 60 W. Broad Street, Suite 303, Bethlehem, PA 18018-5712.

Bennett, Bruce D., dec'd.

Late of Washington Township.

Executor: Frank Bennett, 1311 Walnut Ridge Drive, Downingtown, PA 19335.

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

Daile, Doris Ann, dec'd.

Late of Allentown.

Administratrix: Virginia May Dailey c/o Richard J. Haber, Esquire, 150 West Macada Road, Bethlehem, PA 18017.

Attorneys: Richard J. Haber, Esquire, 150 West Macada Road, Bethlehem, PA 18017.

Dickson, Robert G. a/k/a Robert Dickson, dec'd.

Late of Macungie.

Administratrix: Caitlin M. Dickson, P.O. Box 107, Bethlehem, PA 18016.

Fitzpatrick, Michael F., Sr., dec'd.

Late of the Township of Upper Saucon.

Executor: Michael F. Fitzpatrick, Jr. c/o Dionysios C. Pap-

pas, Esquire, Vasiliadis Pappas Associates LLC, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020.

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

Fritz, Betty M., dec'd.

Late of Orefield.

Co-Executors: Bonnie L. Gimbel, Janice A. Hillpot and Bryan K. Fritz 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.

Garman, Stephen D., Jr. a/k/a Stephen D. Garman, dec'd.

Late of Emmaus Borough.

Executor: Karl M. HetTing.

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

Harmes, Eloise F., dec'd.

Late of Schnecksville.

Executor: Clyde S. Harmes, IV c/o Richard S. Shaffer, Jr., Esquire, Prokup & Swartz, 7736 Main Street, Fogelsville, PA 18051-1616.

Attorneys: Richard S. Shaffer, Jr., Esquire, Prokup & Swartz, 7736 Main Street, Fogelsville, PA 18051-1616.

Huttie, Leona J., dec'd.

Late of 154 Springhouse Road, Allentown.

Executrix: Barbara J. Waibel 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.

Krautsack, Dulci J., dec'd.

Late of Whitehall.

Administrator: Mark Albert Krautsack, 22 Market Street, Bangor, PA 18013.

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

Langert, Henry Andrew, dec'd.

Late of Allentown.

Personal Representative: Monica Langert c/o Stuart T. Shmookler, Esquire, 33 S. 7th Street, P.O. Box 4060, Allentown, PA 18105-4060.

Attorney: Stuart T. Shmookler, Esquire, 33 S. 7th Street, P.O. Box 4060, Allentown, PA 18105-4060.

Laurum, Mabel L. a/k/a Mabel Lydia Laurum, dec'd.

Late of 1019 Hanover Avenue, Apt. #2, Allentown.

Co-Executors: David J. Feinberg and James W. Hill, Esq. c/o Hill Law Offices, P.C., 3141 Main Street, P.O. Box 197, Springtown, PA 18081-0197.

Attorneys: Hill Law Offices, P.C., 3141 Main Street, P.O. Box 197, Springtown, PA 18081-0197, (610) 346-8200.

Mazziotta, Nancy E., dec'd.

Late of Allentown.

Executrix: Rebecca L. Otto c/o Jon A. Swartz, Esquire, Prokup & Swartz, 7736 Main St., Fogelsville, PA 18051.

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

Mazziotta, Nancy E., dec'd.

Late of Allentown.

Revocable Deed of Trust of Nancy E. Mazziotta, Settlor, now deceased, as amended and restated November 25, 2025. Trustee: Louis F. Mazziotta c/o Prokup & Swartz, 7736 Main St., Fogelsville, PA 18051. Attorneys: Prokup & Swartz, 7736 Main St., Fogelsville, PA 18051.

McColligan, Thomas, dec'd.
Late of Allentown.
Executrix: Carol Walsh, 25 Aspen Drive, Dallas, PA 18612.

Mertz, Annie P. a/k/a Annie Faust, dec'd.
Late of Emmaus.
Executrix: Marlena Kratzer, 442 E. Main St., Emmaus, PA 18049.

Peters, Margery Henderson a/k/a Margery H. Peters, dec'd.
Late of Upper Saucon.
Executrix: Peggy Peters Cook c/o Steven Goudsouzian, 2940 William Penn Hwy., Easton, PA 18045.
Attorney: Steven Goudsouzian, 2940 William Penn Hwy., Easton, PA 18045.

Reichl, Irma I., dec'd.
Late of Allentown.
Executor: Larry J. Frederick 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.

Reilly, Dorothy Frances, dec'd.
Late of Macungie.
Administrator: Clay Reilly, 5607 Fresh Meadow Drive, Macungie, PA 18062.

Rice, Sarah Ann a/k/a Sarah Rice, dec'd.
Late of Bethlehem.
Administratrix: Laurie Ann Rice.
Attorney: Vivian I. Zumas, Esquire, 742 Main Street, Bethlehem, PA 18018.

Shollenberger, Helen M., dec'd.
Late of Upper Macungie Twp.
Executor: Dean L. Shollenberger, 709 Smokepipe Ln., Harleysville, PA 19438.
Attorneys: Charlotte A. Hunsberger, Esquire, Landis, Hunsberger, Gingrich & Weik, LLP, 114 East Broad Street, P.O. Box 769, Souderton, PA 18964.

Wertman, Eric a/k/a Eric Peter Wertman and Eric P. Wertman, dec'd.
Late of Macungie.
Administratrix: Ann L. Peaslee a/k/a Ann Latty Peaslee c/o Richard L. Orloski, Esq., 111 N. Cedar Crest Blvd., Allentown, PA 18104-4602.
Attorney: Richard L. Orloski, Esq., 111 N. Cedar Crest Blvd., Allentown, PA 18104-4602.

Wuchter, Daniel G., Sr., dec'd.
Late of New Tripoli.
Personal Representative: Lauren Kiernan Boracchia a/k/a Lauren Wuchter c/o Catherine E. Sears, Esquire, 33 S. 7th Street, P.O. Box 4060, Allentown, PA 18105-4060.
Attorney: Catherine E. Sears, Esquire, 33 S. 7th Street, P.O. Box 4060, Allentown, PA 18105-4060.

THIRD 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.

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.

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.

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

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.

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.

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.

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.

Roth, Selma B., dec'd.

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

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.

NOTICE OF INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed on April 28, 2026 pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988 as amended, by the following corporation named:

LAKESIDE LEHIGH CONDO, INC.

The purpose of the corporation's business is for a commercial condominium operation.

**JOSEPH J. PLUNKETT, ESQ.
PLUNKETT & GRAVER, P.C.**

615 Waterfront Drive
Suite 301
Allentown, PA 18102
Phone: (610) 432-1590
E-mail: jjp@plunkettgraver.com

M-8

**INDIVIDUAL FICTITIOUS
NAME NOTICES**

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

Name: **ROEY EBERT ART & WELLNESS** with its principal place of business at: 202 S. 3rd St., Suite 12, Coopersburg, PA 18036.

The name and address of the person owning or interested in said business is: Rosemary Ebert, 2192 Pine Tree Rd., Coopersburg, PA 18036.

The certificate will be filed on or after March 5, 2026.

M-8

NOTICE OF DISSOLUTION

NOTICE IS HEREBY GIVEN that Anthony T. Koneski, Inc., a Pennsylvania corporation having its principal office at R.D. 1 Box 251, Emmaus, PA 18049 intends to file Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania, pursuant to and in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988, as amended, and that the said corporation is winding up its affairs in the manner prescribed by said law, so that its corporate existence shall be terminated upon the filing of the Articles of Dissolution with the Department of State.

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

M-8

CHANGE OF NAME NOTICE

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

NO. 2026-C-1681

NOTICE IS HEREBY GIVEN that on April 27, 2026, the Petition of (Parent or Guardian) Tracey-Ann Alicia Brown for a Change of Name has been filed in the above-named Court, praying for a Decree to change the MINOR name from Samuel-Windell St. Andrew-Dale Simpson to Samuel-Windell St. Andrew-Dale Brown.

The Court of Lehigh County Courthouse, Allentown, Pennsylvania, as the date and place for the hearing of

LEHIGH LAW JOURNAL

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 13, 2026, Time of Hearing: 9:30 A.M., Courtroom Number: 5A, Honorable Melissa T. Pavlack, Lehigh County Courthouse, 455 West Hamilton Street, Allentown, PA 18101.

M-8

CHANGE OF NAME NOTICE

In the Court of Common Pleas of
Lehigh County

NO. 2026-C-1306

NOTICE IS HEREBY GIVEN that on April 1, 2026, the Petition of Brycen Jasionowski for a Change of Name has been filed in the above named Court, praying for a Decree to change the name of Petitioner from Brycen Jasionowski to Brycen Petrusha.

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 17, 2026, Time of Hearing: 9:30 A.M., Courtroom Number: 5A, Honorable Melissa T. Pavlack, Lehigh County Courthouse, 455 West Hamilton Street, Allentown, PA 18101.

M-8

CHANGE OF NAME NOTICE

In the Court of Common Pleas of
Lehigh County

NO. 2026-C-1307

NOTICE IS HEREBY GIVEN that on April 1, 2026, the Petition of Colston Jasionowski for a Change of Name has been filed in the above named Court, praying for a Decree to change the name of Petitioner from Colston Jasionowski to Colston Petrusha.

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 17, 2026, Time of Hearing: 9:30 A.M., Courtroom Number: 5A, Honorable Melissa T. Pavlack, Lehigh County Courthouse, 455 West Hamilton Street, Allentown, PA 18101.

M-8

CHANGE OF NAME NOTICE

In the Court of Common Pleas of
Lehigh County

NO. 2026-C-1172

NOTICE IS HEREBY GIVEN that on April 25, 2026, the Petition of Dieuleveut Kabongo Ciosha for a Change of Name has been filed in the above named Court, praying for a Decree to change the name of Petitioner from Dieuleveut Kabongo Ciosha to Laurent Ciosha Manoah.

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., Courtroom Number: 5C, Honorable Thomas A. Capeheart, Lehigh County Courthouse, 455 West Hamilton Street, Allentown, PA 18101.

M-8

ABANDON VEHICLE NOTICE

2026-C-1636

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

Harley Davidson, 2000, VIN # 1HD1CAP13YK131289.

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

The court date is scheduled for: June 26, 2026, 9:00 A.M., Courtroom 2D, Judge Anna-Kristie M. Marks, Lehigh County Courthouse, 455 West Hamilton Street, Allentown, PA 18101.

M-8

ABANDON VEHICLE NOTICE

2026-C-1636

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

Harley Davidson, 2006, VIN # 1HD4CAM196K434110.

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

The court date is scheduled for: June 26, 2026, 9:00 A.M., Courtroom 2D, Judge Anna-Kristie M. Marks, Lehigh County Courthouse, 455 West Hamilton Street, Allentown, PA 18101.

M-8

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

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

TERM NO. 2025-C-3420

ACTION OF MORTGAGE
FORECLOSURE

LAKEVIEW LOAN SERVICING, LLC
Plaintiff

vs.

GABRIEL SHIFFER &
MEGAN SHIFFER,
Mortgagor and Real Owner
Defendants

GABRIEL SHIFFER & MEGAN SHIFFER, MORTGAGOR AND REAL OWNERS, DEFENDANTS whose last known address is 3016 Shady Nook Road, 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 LAKEVIEW LOAN SERVICING, 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. 2025-C-3420 wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 3016 Shady Nook Road, 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 claim 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 W. Walnut St.
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

M-8

LEGAL NOTICE

Defendant, Unknown Heirs, Legatees and Devisees, if any, of Linda J. Taylor, whose last place of residence is 5289 Brocton Court, Unit 16, Macungie, PA 18062. Unknown Heirs, Legatees and Devisees, 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 Devisees, 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 Devisees, 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 Devisees, 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 DEVISEES, 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 Devisees, if any, of Louis J. Taylor, whose last place of residence is 5289 Brocton Court, Unit 16, Macungie, PA 18062. Unknown Heirs, Legatees and Devisees, 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 commer-

cially 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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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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