

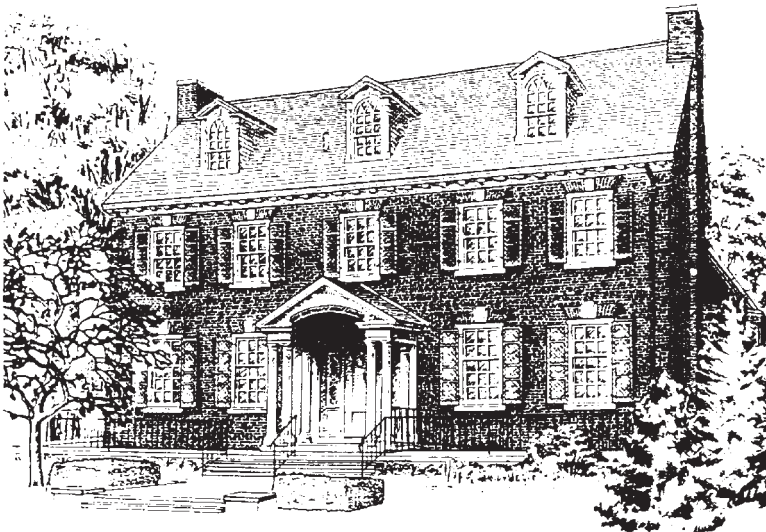
Lehigh Law Journal

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Allentown, PA Friday, August 28, 2026

No. 9



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Judges of the Commonwealth Court – Pennsylvania's court of constitutional interpretation – will lead lively discussions on the text and history of these provisions, their judicial interpretation, and their impact on recent and landmark cases. The session will highlight seminal cases, such as *League of Women Voters v. Commonwealth* (redistricting), *William Penn School District v. Pennsylvania Department of Education* (education funding), *Robinson Township v. Commonwealth* (environmental rights), and *Allegheny Reproductive Health Center v. Pennsylvania Department of Human Services* (equal rights). Finally, panelists will address the increasing volume and significance of state constitutional litigation, emphasizing Pennsylvania's role as a laboratory for constitutional innovation and the broader implications for legal practitioners.

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Judge Johnson's weekly walk-in civil motions for Tuesday, September 22, 2026 are canceled.

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Sept. 16: "The PA Constitution at 250: An Overview of its Unique Aspects and Contemporary Jurisprudence"

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RAJWINDER S. NAGRA vs. MORINDA LANDHOLDINGS, LLC, RAJWINDER SINGH a/k/a RAJ SINGH, AHN JALOTA, LLC; AMANI MEDICAL, INC., and HARJEET KOHLI.

Breach of Contract—Unjust Enrichment.

On July 5, 2024, Plaintiff filed an Amended Complaint sounding in breach of contract and unjust enrichment arising from an alleged oral agreement between Plaintiff and Defendants to form an LLC. Plaintiff alleges that in return for various real estate related services, he would be made a twenty percent (20%) member of Hindu Kush Landholding Company, LLC.

A meeting of the minds requires the concurrence of both parties to an agreement, or they have failed to operate an enforceable contract. *Mountain Properties Inc. v. Tyler Hill Realty Corp.*, 767 A.2d 1096, 1101 (Pa. Super, 2001). Further, there must be a meeting of the minds on all terms in a contract. *Onyx Oils Resins Inc. v. Moss*, 80 A.2d 815, 817 (1951). To establish a claim for damages under theory of quantum meruit or unjust enrichment, a plaintiff is required to prove a benefit conferred on the defendant by the plaintiff, appreciation of such benefit by the defendant, and acceptance and retention of such benefit under circumstances that would create an inequity if defendant retained the benefit without payment. *J.F. Walker Co. Excalibur Oil Grp., Inc.*, 792 A.2d 1269, 1273 (2002).

The Court held that Plaintiff's testimony was not credible. 49 Pa. Code § 35.281(a) states, inter alia, that all contracts and agreements between a broker and a consumer concerning real property for consideration must be in writing. The Court reasoned that as a licensed real estate agent, Plaintiff should have known 49 Pa. Code § 35.281(a). Moreover, Plaintiff failed to prove that a meeting of the minds occurred regarding all terms of the contract nor did Plaintiff prove that he was acting as a member of Hindu Kush Landholding Company, LLC and thus is not entitled to twenty percent (20%) of the fair market value of the real estate.

In the Court of Common Pleas of Lehigh County, Pennsylvania—Civil Division No. 2025-C-0308 (consolidated with 2025-C-0646). Rajwinder S. Nagra vs. Morinda Landholdings, LLC, Rajwinder Singh a/k/a Raj Singh, Ahn Jalota, LLC; Amani Medical, Inc., and Harjeet Kohli.

PETER C. LAYMAN, ESQUIRE, on behalf of the Plaintiff.

JOSHUA S. MAZIN, ESQUIRE, on behalf of the Defendants.

OPINION

JOHNSON, J., May 26, 2026.

I. INTRODUCTION

Before the Court for consideration is the Amended Complaint In Equity And Declaratory Judgment filed on July 5, 2024 (“Com-

plaint”) and the Fourth Amended Counterclaim filed June 6, 2025 (“Counterclaim”). A Non-jury Trial was held on May 13 and May 14, 2026.

II. DISCUSSION AND FINDINGS

Plaintiff is Rajwinder S. Nagra (“Plaintiff”), an adult individual with an address of 4179 Rexford Drive, Bethlehem, PA 18020. Defendant Morinda Landholding, LLC (“Morinda”) is a limited liability company organized in Pennsylvania with an address of 3750 Carrington Circle, Easton, PA 18045. Defendant Rajwinder Singh a/k/a Raj Singh (“Singh”) is an adult individual with an address of 3750 Carrington Circle, Easton, PA 18045. Singh is the managing member and/or principal member of Morinda. Defendant, AJN Jalota, LLC, (“AJN”) is a Pennsylvania limited liability company with a registered address of 3757 Carrington Circle, Easton, PA 18045. The principal member of AJN is Narpinder Singh (“Narpinder Singh”). Defendant, Amani Medical, Inc., (“AM”), is a Pennsylvania corporation with a registered address of 1287 Stein Way Court, Macungie, PA 18062. Dr. Hamed Amani (“Amani”) is the principal member of AM. Defendant, Harjeet Kohli, (“Kohli”) is an adult individual with an address of 247 Cobblestone Lane, Bethlehem, PA 18020. Morinda, AJN, Kohi and AM were identified as members for Hindu Kush Landholding Company, LLC, (“LLC”), a Pennsylvania limited liability company.

We find the testimony of Amani, Kohli, Singh, and Narpinder Singh credible. We find the testimony of Plaintiff not credible.

A. Whether The Parties Entered Into An Enforceable Contract To Form A Limited Liability Company In Which They Would All Be Twenty Percent (20%) Members? (Counts I, II Of The Complaint)

We find that the parties did not enter into an enforceable contract to form a limited liability company in which they would all be twenty percent (20%) members and, in particular, that Plaintiff did not enter into a contract with the Defendants, or any of them, to become a twenty-percent (20%) member of the LLC.

The elemental aspects necessary to give rise to an enforceable contract are “offer,” “acceptance,” “consideration,” or “mutual meeting of the minds.” *Schreiber v. Olan Mills*, 627 A.2d 806, 807–08 (1993). A meeting of the minds requires the concurrence of both parties to an agreement, or they have failed to operate an enforceable contract. *Mountain Properties Inc. v. Tyler Hill Realty Corp.*, 767 A.2d 1096, 1101 (Pa. Super. 2001). Further, there must be a meeting of the minds on all terms in a contract. *Onyx Oils Resins Inc. v. Moss*, 80 A.2d 815, 817 (1951).

Plaintiff only states that “all Defendants orally agreed with Plaintiff that Plaintiff would own a twenty percent (20%) interest in the LLC,” but fails to specify when or where Plaintiff met with all Defendants together to reach a meeting of the minds, or otherwise reached a meeting of the minds, regarding that alleged term. The Plaintiff’s testimony and exhibits, and Defendants’ testimony, only demonstrate that Plaintiff communicated with Singh before the auction, that Plaintiff participated in a group chat with all Defendants and had a very brief conversation regarding bidding at auction, that Amani and Kohli attended the auction, that Amani first met Plaintiff at the auction on April 24, 2023, and that Amani, Kohli, Singh, and Narpinder Singh held a meeting on April 30, 2023 without the Plaintiff present. These facts as well as the other allegations of Plaintiff, are insufficient to establish that the parties formed a meeting of the minds regarding Plaintiff’s alleged twenty percent (20%) ownership interest in the LLC. Further, we find Plaintiff’s testimony alleging that a contract was formed to be not credible because all the potential members of the LLC did not agree to Plaintiff becoming a member or to his capital contribution being deferred for two (2) years and Plaintiff’s reliance on Singh stating that he spoke on behalf of all of the other members was, without more, not reasonable.

Plaintiff states that the consideration for the alleged oral contract between Plaintiff and Defendants is the requirement of Plaintiff to use Plaintiff’s best efforts to identify assets for investment by the LLC, and within two (2) years contribute a twenty percent (20%) capital contribution. Given this assertion by Plaintiff, this transaction falls within the scope of 49 Pa. Code § 35.281(a) because the services described by Plaintiff are real estate agent services. Plaintiff, as a licensed real estate agent, should have known

that Pennsylvania law requires a written agreement when he provides such services to another. However, Plaintiff chose to not execute, or even request, such a written contract. Under this circumstance, no reasonable person would believe that the parties' decision not to execute a written contract for Plaintiff's real estate agent services created any inequity to Plaintiff, particularly given his level of higher education and professional experience.

We find that the Plaintiff has not proven, by a preponderance of the evidence, that the parties had a meeting of the minds regarding Plaintiff's alleged twenty percent (20%) ownership interest in the LLC, and we find that the parties did not enter into an enforceable contract to form a limited liability company in which they would all be equal twenty percent (20%) members.

B. Whether The Plaintiff Is Entitled To *Quantum Meruit* For His Work In Identifying And Helping To Procure The Property For The LLC? (Counts III and IV Of The Complaint)

We find that the Plaintiff is not entitled to *quantum meruit* for his work in identifying and helping to procure 6177 Cetronia Road, Allentown, Upper Macungie Township, Pennsylvania ("Property") for the LLC.

To establish a claim for damages under theory of *quantum meruit* or unjust enrichment, a plaintiff is required to prove a benefit conferred on the defendant by the plaintiff, appreciation of such benefit by the defendant, and acceptance and retention of such benefit under circumstances that would create an inequity if defendant retained the benefit without payment. *J.F. Walker Co.Excalibur Oil Grp., Inc.*, 792 A.2d 1269, 1273 (2002). In determining if the doctrine applies, our focus is not on the intention of the parties, but rather on whether the defendant has been unjustly enriched. *Durst v. Milroy Gen. Contracting, Inc.*, 52 A.3d 357, 360 (2012). Unjust enrichment occurs when a person has and retains money or benefits, which in justice and equity belong to another. Black's Law Dictionary 1535 (6th Ed 1990).

Plaintiff testified that he performed due diligence on several properties, bid at auction, and gave real estate advice to Singh upon

reliance of Singh's representation that Plaintiff could be a twenty-percent (20%) member of the LLC. However, the work performed by Plaintiff in convincing the winning bidder to sell his bid to Kohli benefited only Kohli because his efforts resulted in Kohli acquiring the Property. Notwithstanding the fact that the Property ultimately became owned by the LLC, at the time Plaintiff performed this work, he had no reasonable basis to believe that he was doing it for the LLC.

49 Pa. Code § 35.281(a) states that "All contracts, commitments and agreements between a broker, or a licensee employed by the broker, and a principal or a consumer who is required to pay a fee, commission or other valuable consideration shall be in writing and contain the information specified in § 35.331 (relating to written agreements generally)." 49 Pa. Code § 35.281(a).

Plaintiff states that the consideration for the oral contract between Plaintiff and Defendants is the requirement of Plaintiff to use Plaintiff's best efforts to identify assets for investment by the LLC, and within two (2) years contribute a twenty-percent (20%) capital contribution. As stated above, given this assertion by Plaintiff, this transaction falls within the scope of 49 Pa. Code § 35.281(a). Plaintiff, as a licensed real estate agent, should have known that Pennsylvania law requires a written agreement for this transaction. However, Plaintiff chose not to execute a written contract. Under this circumstance, no reasonable person would believe that the parties' decision to not execute a written contract created any inequity to Plaintiff, particularly given his level of higher education and professional experience. The Court therefore concludes that Plaintiff was merely providing gratuitous service to Defendants and that Defendants were not unjustly enriched.

Plaintiff testified that he was not acting as a real estate agent when he performed the alleged work, but rather performed the work as a potential twenty-percent (20%) member of the LLC. We find this testimony not credible in light of our other findings set forth in this opinion.

Plaintiff's testimony that the Property has a fair market value of Two Million Eight Hundred Thousand Dollars (\$2,800,000.00) not credible. He presented no appraisal, market analysis, engineer-

ing plan, or other supporting data or analysis for his opinion, relying solely on his experience. His overall real estate experience is limited and his experience with raw land real estate development is very limited because he has only been involved in one such development and did not specifically describe the process he followed or whether that project was brought to a successful conclusion.

Additionally, Plaintiff's testimony that Defendants told him they received an offer for the Property of One Million Five Hundred Sixty Thousand Dollars (\$1,560,000.00) cannot form the basis for unjust enrichment because that offer never resulted in an actual sale. As of the time of Trial, the LLC still owns the Property and no profits have been realized. Therefore, since there is no credible evidence as to the fair market value of the Property, there is no proof that the Defendants have been enriched.

Thus, Plaintiff has not proven, by a preponderance of the evidence, that he is entitled to compensation in the amount of One Hundred Thirty-two Thousand Dollars (\$132,000.00) or Two Hundred Thirty-eight Thousand Dollars (\$238,000.00) for the services he provided allegedly to the benefit of the Defendants on a *quantum meruit* theory.

III. CONCLUSION

For the foregoing reasons, the Court concludes that the relief requested in the Amended Complaint In Equity And Declaratory Judgment filed on July 5, 2024 must be denied and the Fourth Amended Counterclaim filed June 6, 2025 must, therefore, be denied as moot, and verdict entered as set forth in the accompanying Order.

ORDER

AND NOW, this 26 day of May, 2026, upon consideration of the Amended Complaint In Equity And Declaratory Judgment filed on July 5, 2024, and the Fourth Amended Counterclaim filed June 6, 2025; after Non-jury Trial held on May 13 and May 14, 2026, and for the reasons set forth in the accompanying Opinion;

IT IS ORDERED that:

1. On the Amended Complaint In Equity And Declaratory Judgment filed on July 5, 2024, verdict is entered in favor of the Defendants, Morinda Landholdings, LLC; Rajwinder Singh, a/k/a Raj Singh; AHN Jalota, LLC; Amani Medical, Inc., and Harjeet Kohli, and against the Plaintiff, Rajwinder S. Nagra, in no amount; and
2. On the Fourth Amended Counterclaim filed June 6, 2025, verdict is entered in favor of the Plaintiff, Rajwinder S. Nagra, and against the Defendants, Morinda Landholdings, LLC; Rajwinder Singh, a/k/a Raj Singh; AHN Jalota, LLC; Amani Medical, Inc., and Harjeet Kohli, in no amount.

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

Beidler, Joseph P., dec'd.

Late of Lowhill Township.
Administrator: Jason P. Beidler
c/o Daniel G. Dougherty, Esq.,
881 3rd St., B-3, Whitehall, PA
18052.
Attorneys: Daniel G. Dougherty,
Esq., 881 3rd St., B-3, White-
hall, PA 18052.

Brockel, Robert L., Sr., dec'd.

Late of Bethlehem.
Executor: Curt D. Brockel c/o
William W. Matz, Jr., Esquire,
211 W. Broad Street, Bethle-
hem, PA 18018-5517.
Attorney: William W. Matz, Jr.,
Esquire, 211 W. Broad Street,
Bethlehem, PA 18018-5517.

Dimick, Elsa, dec'd.

Late of 3538 Daylily Drive, Em-
maus.
Executrix: Rachel A. Allen c/o
The Roth Law Firm, P.O. Box
4355, Allentown, PA 18105.
Attorneys: Robert B. Roth, Es-
quire, The Roth Law Firm, P.O.
Box 4355, Allentown, PA 18105.

Donovan, Elizabeth A., dec'd.

Late of Macungie.
Personal Representative: Col-
leen Marie Scharf c/o Catherine
E. Sears, Esquire, 33 S. 7th
Street, P.O. Box 4060, Allen-
town, PA 18105-4060.
Attorney: Catherine E. Sears,
Esquire, 33 S. 7th Street, P.O.
Box 4060, Allentown, PA 18105-
4060.

Fernandes, Donna Marie, dec'd.

Late of the City of Bethlehem.
Administrator: Charles P. Fer-
nandes 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.

Fischl, Anne L., dec'd.

Late of 350 S. Cedarbrook Road,
Allentown.
Executor: Henry Fetterman, Jr.
c/o The Roth Law Firm, P.O.
Box 4355, Allentown, PA 18105.
Attorneys: Robert B. Roth, Es-
quire, The Roth Law Firm, P.O.
Box 4355, Allentown, PA 18105.

Mikitka, Anna, dec'd.

Late of the Township of White-
hall.
Executrices: Marilyn Halteman,
3906 Killarney Drive, Bethle-
hem, PA 18020 and Annamarie
Barrall, 3206 S. Ruch Street,
Whitehall, PA 18052.
Attorney: Victor E. Scmillio,
1216 Linden Street, P.O. Box
1409, Bethlehem, PA 18016.

Harper, Doris J., dec'd.

Late of Allentown.
Executor: James R. Harper c/o
Traud Law Offices, 3055 College
Heights Blvd., Ste. 2A, Allen-
town, PA 18104.

Attorney: T. Benjamin Traud, Esq., 3055 College Heights Blvd., Ste. 2A, Allentown, PA 18104.

Heppler, Robin M., dec'd.

Late of Upper Saucon Township.

Administrator: Charles A. Heppler.

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

Holenda, Anna Marie C., dec'd.

Late of Allentown.

Executrix: Patricia A. Holenda, Allentown, PA.

Attorney: Brian M. Gaumer, Esquire, P.O. Box 685 Emmaus, PA 18049.

Link, Kermit L., dec'd.

Late of Emmaus.

Executor: Glenn R. Link c/o Emily A. Zettlemoyer, Esquire, Zettlemoyer Law Office, LLC, 53 North 3rd Street, Emmaus, PA 18049.

Attorneys: Emily A. Zettlemoyer, Esquire, Zettlemoyer Law Office, LLC, 53 North 3rd Street, Emmaus, PA 18049.

Newsome, Gloria Loretta, dec'd.

Late of the City of Allentown.

Administrator: Samar Newsome, 2 Overhill Drive, North Brunswick, NJ 08902.

Smith, Thomas Henry a/k/a Thomas H. Smith, dec'd.

Late of Coopersburg.

Executor: Barry R. Smith c/o Timothy J. Duckworth, Esquire, Mosebach, Funt, Dayton & Duckworth, P.C., 2045 Westgate Drive, Suite 404, Bethlehem, PA 18017.

Attorneys: Timothy J. Duckworth, Esquire, Mosebach, Funt, Dayton & Duckworth, P.C., 2045 Westgate Drive, Suite 404, Bethlehem, PA 18017.

Strohl, Larry A., dec'd.

Late of Whitehall.

Administratrix: Elaine K. Blasco c/o The Roth Law Firm, P.O. Box 4355, Allentown, PA 18105. Attorneys: Tracey A. Shreve, Esquire, The Roth Law Firm, P.O. Box 4355, Allentown, PA 18105.

Unger, Robert, dec'd.

Late of Allentown.

Administrator: Frederick A. Unger, Jr. Emily A. Zettlemoyer, Esquire, Zettlemoyer Law Office, LLC, 53 North 3rd Street, Emmaus, PA 18049.

Attorneys: Emily A. Zettlemoyer, Esquire, Zettlemoyer Law Office, LLC, 53 North 3rd Street, Emmaus, PA 18049.

Wenzel, Kathleen a/k/a Kathleen Zednik, dec'd.

Late of Emmaus.

Executrix: Stephanie Krasley, 130 Seem St., Emmaus, PA 18049.

SECOND PUBLICATION

Balzer, Gerard H., Jr., dec'd.

Late of Allentown.

Administrator: David M. Roth c/o The Roth Law Firm, P.O. Box 4355, Allentown, PA 18105. Attorneys: Tracey A. Shreve, Esquire, The Roth Law Firm, P.O. Box 4355, Allentown, PA 18105.

Bergstresser, Twilajean E., dec'd.

Late of Allentown.

Executrix: Charlene D. Bergstresser 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.

Daddona, Deborah A., dec'd.
Late of 45 East Tioga Street, Allentown.
Executor: John A. Daddona, 45 East Tioga Street, Allentown, PA 18103.
Attorney: Timothy L. Ganey, Esquire, 3510 West Union Street, Allentown, PA 18104-5949, ganeyesq@gmail.com.

Grossmann, Jean M., dec'd.
Late of the Town of Macungie.
Executrix: Irene M. Bussell 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.

Gulkewicz, Harry, dec'd.
Late of Whitehall.
Executrix: Jean R. Shelly 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.

Hate, Elizabeth M. a/k/a Elizabeth Mae Hate, dec'd.
Late of Salisbury Township.
Executor: Shanen L. Hate c/o Mark E. Halbruner, Esquire, Halbruner, Hatch & Guise, LLP, 3435 Market Street, Camp Hill, PA 17011.
Attorneys: Mark E. Halbruner, Esquire, Halbruner, Hatch & Guise, LLP, 3435 Market Street, Camp Hill, PA 17011.

Heidecker, Rita M., dec'd.
Late of 1263 S. Cedar Crest Blvd., Allentown.
Executrix: Donna L. Gross 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.

Inghilterra, Vincent James a/k/a Vincent J. Inghilterra, dec'd.
Late of Upper Macungie Township.
Executrix: Paulette Caccavale c/o Michael W. Mills, Esq., 131 W. State St., P.O. Box 50, Doylestown, PA 18901.
Attorneys: Michael W. Mills, Esq., Antheil, Maslow & MacMinn, LLP, 131 W. State St., P.O. Box 50, Doylestown, PA 18901.

Kiriposki, Daniel Craig a/k/a Daniel C. Kiriposki, dec'd.
Late of Coopersburg Borough.
Administrator C.T.A.: Logan Thomas Kiriposki and Gage Tyler Kiriposki c/o Edward H. Butz, Esq., Lesovy Butz & Seitz LLC, 1620 Pond Rd., #200, Allentown, PA 18104.
Attorneys: Edward H. Butz, Esq., Lesovy Butz & Seitz LLC, 1620 Pond Rd., #200, Allentown, PA 18104.

Knudson, Bobbie J., dec'd.
Late of Allentown.
Personal Representative: Donna Knudson a/k/a Donna Lynn Knudson c/o R. Nicholas Nanovic, Esquire, 33 S. 7th Street, P.O. Box 4060, Allentown, PA 18105-4060.
Attorney: R. Nicholas Nanovic, Esquire, 33 S. 7th Street, P.O. Box 4060, Allentown, PA 18105-4060.

Kush, Madelyn W. a/k/a Madelyn Kush, dec'd.

Late of Slatington.

Executrix: Lori Roke, 1047 Candilak Lane, Slatington, PA 18080.

Attorney: Marianne M. Stivala, Esquire, 103 East Drinker Street, Dunmore, PA 18512.

Executrix: Karen M. Novak c/o Edward H. Butz, Esq., 1620 Pond Rd., #200, Allentown, PA 18104.

Attorneys: Edward H. Butz, Esq., Lesovy Butz & Seitz LLC, 1620 Pond Rd., #200, Allentown, PA 18104.

Lohr, June Curtis a/k/a June C. Lohr, dec'd.

Late of Lower Milford Township.

Executor: Frederick T. Lohr c/o Kristofer M. Metzger, Esquire, P.O. Box 417, Center Valley, PA 18034.

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

Reifinger, Sandra Ann, dec'd.

Late of Upper Saucon Twp.

Executor: Robert Reifinger, 5115 Fairlawn Rd., Center Valley, PA 18034.

Attorneys: Latisha Bernard Schuenemann, Esquire, Barley Snyder, LLP, 2755 Century Blvd., Wyomissing, PA 19610.

Malast, Veronica, dec'd.

Late of 4520 3rd St., Whitehall.

Executor: Christopher Dutko 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.

Roberts, Donald D., dec'd.

Late of Slatington.

Executrix: Diane June Housman 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.

Nicholas, Garrett C., dec'd.

Late of S. Whitehall Twp.

Administrators: Gary David Nicholas, 1833 Hemming Way, Orefield, PA 18069 and Traci Susan Hafner, 4411 Katlyn Dr., Walnutport, PA 18088.

Attorneys: Dennis C. Vondran, Jr., Esquire, Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565.

Schlegel, Nancy Jenette a/k/a Nancy J. Schlegel and Nancy Schlegel, dec'd.

Late of New Tripoli.

Executor: Robert Earl Wolfe c/o Michael Ira Stump, Esq., 207 East Main Street, Suite 100, Macungie, PA 18062.

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

Petkus, Elaine W., dec'd.

Late of Whitehall.

Executor: Richard L. Petkus, 5547 Briar Lane, Whitehall, PA 18052.

Werkheiser, Joann L. a/k/a Joann Delong, dec'd.

Late of Center Valley.

Administrator: Donald L. Werkheiser c/o Richard W. Shaffer, Jr, Esquire, Prokup & Swartz, 7736 Main Street, Fogelsville, PA 18051-1616.

Ratcliff, Frederick W., II, dec'd.

Late of Allentown City.

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

Williams, Walter I. a/k/a Walter Irvin Williams, dec'd.

Late of Allentown.

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

Attorney: Carolyn J. Pugh, Esquire, 2675 Eastern Boulevard, York, PA 17402.

THIRD PUBLICATION

Anthony, Marion R., dec'd.

Late of Whitehall.

Administrator: Brian F. Levine, 22 E. Grant St., New Castle, PA 16101-2279.

Attorney: Brian F. Levine, Esquire, 22 E. Grant St., New Castle, PA 16101-2279.

Becker, Nancy I., dec'd.

Late of the Township of Upper Saucon.

Co-Executors: Brian I. Becker and Gretchen N. Becker 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.

Buda, Jean G., dec'd.

Late of 2717 Saxton Street, Allentown.

Executrix: Amber K. Buda 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.

Finnegan, Alan, dec'd.

Late of Bethlehem City.

Administrator: Timothy Finnegan c/o Vivian I. Zumas, Esquire, 742 Main Street, Bethlehem, PA 18018.

Attorney: Vivian I. Zumas, Esquire, 742 Main Street, Bethlehem, PA 18018.

Genthner, Robert H., Jr., dec'd.

Late of Catasauqua.

Administrator: David M. Roth, Esquire c/o The Roth Law Firm, P.O. Box 4355, Allentown, PA 18105.

Attorneys: The Roth Law Firm, P.O. Box 4355, Allentown, PA 18105.

Hartzell, Robert E., Jr., dec'd.

Late of Whitehall.

Administratrix C.T.A.: Janet H. Hartzell c/o Vaughn A. Terrinoni, Esq., 3976 Township Line Road, Bethlehem, PA 18020.

Attorney: Vaughn A. Terrinoni, Esq., 3976 Township Line Road, Bethlehem, PA 18020.

Hein, Linda Susan a/k/a Linda S. Hein, dec'd.

Late of Slatington.

Executor: Thomas Lee Laughlin 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.

Kinnelly, Kathleen Theresa a/k/a Kathleen T. Kinnelly and Kathleen Kinnelly, dec'd.

Late of Allentown.

Executrix: Mary L. Russo c/o Joshua T. Knafo, Esquire, Knafo Law Offices, LLC, 2400 Schoenersville Road, Bethlehem, PA 18017.

Attorneys: Joshua T. Knafo, Esquire, Knafo Law Offices, LLC, 2400 Schoenersville Road, Bethlehem, PA 18017.

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

Krakoski, Patricia Marie a/k/a Patricia Marie Munley and Patricia M. Krakoski, dec'd.
Late of Salisbury Township.
Executrix: Elaine Divers, 3114 Lindberg Avenue, Allentown, PA 18103.

McDonald, Joan B., dec'd.
Late of Lehigh County.
Joan B. McDonald Irrevocable Trust, dated December 27, 2024.
Trustee: John McDonald c/o Prokup & Swartz, 7736 Main Street, Fogelsville, PA 18051.
Attorneys: Jon A. Swartz, Esquire, Prokup & Swartz, 7736 Main Street, Fogelsville, PA 18051.

Waricher, John G. a/k/a John Waricher, dec'd.
Late of 1771 Ridgeview Drive, Lehigh County.
Personal Representative: Stuart T. Shmookler, Esq. c/o R. Nicholas Nanovic, Esquire, Gross McGinley, LLP, 33 South 7th Street, P.O. Box 4060, Allentown, PA 18105-4060.
Attorneys: R. Nicholas Nanovic, Esquire, Gross McGinley, LLP, 33 South 7th Street, P.O. Box 4060, Allentown, PA 18105-4060.

Zoshak, William H., dec'd.
Late of Fogelsville.
Executrix: Lorraine Gyauch Zoshak c/o Jon A. Swartz, Esquire, Prokup & Swartz, 7736 Main Street, Fogelsville, PA 18051-1616.

NOTICES OF INCORPORATION

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

T&S TRANSPORT SOLUTION CORP.
ROBERT M. KNAUER, ESQ.
KNAUER & DAVENPORT
143 N. 8th Street
Allentown, PA 18101

Au-28

CORPORATE FICTITIOUS NAME NOTICES

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

Name: **THE SURGICAL SUITE BY ASA** with its principal place of business at: 250 Cetronia Road, Suite 303, Allentown, PA 18104.

The name and address of the entity owning or interested in said business are: ASA Surgical Center, P.C., 250 Cetronia Road, Suite 303, Allentown, PA 18104.

ELIZABETH R. GRAVER, ESQ.
PLUNKETT & GRAVER, P.C.
615 Waterfront Dr.
Ste. 301
Allentown, PA 18102
(610) 432-1590
mollyg@plunkettgraver.com

Au-28

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: **WINGS OF HOPE FAMILY FOUNDATION** with its principal place of business at: 4482 Innovation Way, Allentown, PA 18109.

The name and address of the entity owning or interested in said business are: The David T. Davis Foundation, 4482 Innovation Way, Allentown, PA 18109.

FITZPATRICK LENTZ & BUBBA, P.C.

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

Au-28

**INDIVIDUAL FICTITIOUS
NAME NOTICE**

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: **LCD GENERAL** with its principal place of business at: 6351 Chapmans Rd., Allentown, PA 18108.

The name of the person owning or interested in said business is: Gary D Jones, 6351 Chapmans Rd., Allentown, PA 18108.

The certificate will be filed on or after July 15, 2026.

Au-28

NOTICE

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

DOCKET No.: S-2268-2024

RICHARD J. ROBBINS
Necessary and Involuntary
Plaintiff

vs.

ACORN ESTATES, LLC and
LINDA KOEING
Defendants

CIVIL ACTION

NOTICE TO: Acorn Estates, LLC.

TAKE NOTICE THAT Plaintiff's have filed a civil action in the Schuylkill County Court of Common Pleas, Pottsville, Pennsylvania, Docket No.: S-2268-2024. You are hereby notified to file an Answer within twenty (20) days following the date of this publication. If you fail to do so final judgment may be entered against you, as prayed for in the complaint.

If you wish to defend, you must enter a written appearance personally or by an 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 legal help.

PENNSYLVANIA BAR
ASSOCIATION
LAWYER REFERRAL SERVICE
100 South Street
P.O. Box 186
Harrisburg, PA 17108
Telephone: (800) 692-7375

Au-28

NOTICE

In the Court of Common Pleas of
Lehigh County, Pennsylvania
Civil Division

No.: 2026-C-2317

FREEDOM MORTGAGE
CORPORATION
Plaintiff

v.

MARK B. JACOBY, IN HIS
CAPACITY AS HEIR OF DIANNE
JACOBY AKA DIANNE M. JACOBY,
DECEASED; MICHELLE D. KEE, IN
HER CAPACITY AS HEIR OF
DIANNE JACOBY AKA DIANNE M.
JACOBY, DECEASED; TODD M.
JACOBY, IN HIS CAPACITY AS
HEIR OF DIANNE JACOBY AKA
DIANNE M. JACOBY, DECEASED;
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS,
FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER
DIANNE JACOBY AKA DIANNE M.
JACOBY, DECEASED

Defendant(s)

NOTICE TO: UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS AND
ALL PERSONS, FIRMS OR AS-
SOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR
UNDER DIANNE JACOBY AKA
DIANNE M. JACOBY, DECEASED
You are hereby notified on that on
JUNE 12, 2026, Plaintiff, FREEDOM
MORTGAGE CORPORATION filed a
Complaint against you in the Court
of Common Pleas of LEHIGH County,
Pennsylvania, Docket No. 2026-C-
2317, wherein Plaintiff seeks to en-
force its rights under its loan docu-
ments.

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 a judgment may be
entered against you without further
notice for the relief requested by the
Plaintiff. You may lose money or
property or other rights important to
you.

YOU SHOULD TAKE THIS NO-
TICE TO YOUR LAWYER AT ONCE.
IF YOU DO NOT HAVE A LAWYER,
GO TO OR TELEPHONE THE OFFICE
SET FORTH BELOW. THIS OFFICE
CAN PROVIDE YOU WITH INFORMA-
TION 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 RE-
DUCED FEE OR NO FEE.

Lawyer Referral Service
1114 West Walnut Street
Allentown, PA 18102
Telephone No. (610) 433-7094
BROCK & SCOTT, PLLC
Attorneys for Plaintiff
(844) 856-6646

Au-28

NOTICE OF PETITION OF PRIVATE
DETECTIVE AGENCY LICENSE

In the Court of Common Pleas of
Lehigh County, Pennsylvania
Criminal Division

Docket No.
CP-39-MD-0001934-2026

IN RE: APPLICATION OF ADP
SCREENING AND SELECTION
SERVICES, INC

TO: ALL INTERESTED PARTIES

TAKE NOTICE that a petition has
been presented to the Court of Com-
mon Pleas of Lehigh County, Crimi-
nal Division, in the above captioned
matter by Wesley J. Morley, for the
approval of a private detective agency
license, And the court fixed Septem-
ber 22nd, 2026 at 1:30 p.m. in Court-
room No. 2D of the Lehigh County
Courthouse, Allentown, PA as the
time and place to appear and show
cause, if any you have, why said
petition should not be granted. This
court date will be rescheduled at a
later date after this notice has been
posted for the required two weeks.

Au-28; S-4

NOTICE OF
ADMINISTRATIVE SUSPENSION

NOTICE IS HEREBY GIVEN that
the following Lehigh County attor-
neys have been Administratively
Suspended by Order of the Supreme

LEHIGH LAW JOURNAL

Court of Pennsylvania dated July 15, 2026, pursuant to Rule 111 (b), Pa.R.C.L.E., which requires that every active lawyer shall annually complete, during the compliance period for which he or she is assigned, the continuing legal education required by the Continuing Legal Education Board. The Order became effective August 14, 2026, for Compliance Group 3.

Rust, Robert Nelson, III
Schiesser, Nathan Bauer
Dana Belella
Assistant Director
The Disciplinary Board of the
Supreme Court of Pennsylvania
Au-28

CHANGE OF NAME NOTICE

In the Court of Common Pleas of
Lehigh County

NO. 2026-C-2748

NOTICE IS HEREBY GIVEN that
on July 16, 2026, the Petition of Don-
nivan Michael Unterberg for a Change

of Name has been filed in the above
named Court, praying for a Decree to
change the name of Petitioner from
Donnivan Michael Unterberg to Crea
Brooklyn Unterberg.

The Court of Lehigh County
Courthouse, Allentown, Pennsylva-
nia, as the date and place for the
hearing of said Petition. All persons
interested in the proposed change of
name may appear and show cause,
if any they have, why the prayer of
said Petitioner should not be granted.

Date of Hearing: Friday, October
2, 2026, Time of Hearing: 9:30 A.M.,
Courtroom Number: 1B, Lehigh
County Courthouse, 455 West Ham-
ilton Street, Allentown, PA 18101.

Au-28

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

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

Friday, September 25, 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. 26003830

By virtue of a writ of execution No. 2022-C-2986, Mortgage America Inc. v. Frederick Fitfield and Lisa Fitfield, owners of property situate in the Township of Upper Macungie, Lehigh County, Pennsylvania, being 1508 Whispering Woods Circle, Allentown, PA 18106.

Tax Assessment No. 54660975 8031-1.

Improvements thereon: Residential Real Estate.

Attorney
Steven P. Kelly, Esq.

NO. 26003939

By virtue of a writ of execution No. 2025-C-3538, Regions Bank d/b/a Regions Mortgage v. Tyler J. Koller a/k/a Tyler Koller, owner of property situate in the Township of Whitehall, Lehigh County, Pennsylvania, being 3004 N. 2nd Street, Whitehall, PA 18052.

Tax Assessment No. 549951677 2061.

Improvements thereon: Residential Real Estate.

Attorney
Caroline P. Helton, Esq.

NO. 26004049

By virtue of a writ of execution No. 2025-C-3880, Bank of America, NA v. Quinones Santiago, owner of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 16 South Dauphin Street, Allentown, PA 18109.

Tax Assessment No. 640773801 8661.

Improvements thereon: Residential Property.

Attorneys
Harry B. Reese, Esq.
Powers Kirn, LLC

NO. 26004158

By virtue of a writ of execution No. 2021-ML-3373, Whitehall-Coplay School District v. Christopher S. Bieber, owner of property situate in the Township of Whitehall, Lehigh County, Pennsylvania, being 4540 Main Street, Whitehall, PA 18052.

Tax Assessment No. 54893872 9421-1.

Improvements thereon: Single Family.

Attorneys
Portnoff Law Associates, Ltd.

NO. 26004159

By virtue of a writ of execution No. 2022-ML-0367, Bethlehem Area School District v. Rebecca Coriano, owner of property situate in the City of Bethlehem, Lehigh County, Pennsylvania, being 1914 Glendale Avenue, Bethlehem, PA 18018.

Tax Assessment No. 64177824 4397-1.

Improvements thereon: Single Family.

Attorneys
Portnoff Law Associates, Ltd.

NO. 26004160

By virtue of a writ of execution No. 2023-ML-0555, Bethlehem Area School District v. Mercedes Santos, owner of property situate in the Borough of Fountain Hill, Lehigh County, Pennsylvania, being 544 S. Benner Avenue, Fountain Hill, PA 18015.

Tax Assessment No. 64273037 4193-1.

Improvements thereon: Single Family.

Attorneys
Portnoff Law Associates, Ltd.

NO. 26004170

By virtue of a writ of execution No. 2023-C-2089, U.S. Bank Trust National Association, Not in Its Individual Capacity, But Solely As Trustee of LSRMFMH Master Participation Trust II v. Rose Marie Bartholomew, owner of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 1983 S. Delaware Street, Allentown, PA 18103.

Tax Assessment No. 64062192 3477-1.

Improvements thereon: Residential Real Estate.

Attorney
Steven P. Kelly, Esq.

NO. 26004171

By virtue of a writ of execution No. 2025-C-2866, Deutsche Bank National Trust Company, As Trustee for GSR Mortgage Loan Trust 2006-OA1, Mortgage Pass-Through Certificates, Series 2006-OA1 c/o Shellpoint Mortgage Servicing, As Servicer for Mortgagee v. Allen K. Williams a/k/a Allen Williams, owner of property situate in the Township of Macungie, Lehigh County, Pennsylvania, being 6936 Sunflower Lane, Lot 82, Macungie, PA 18062.

Tax Assessment No. 54742323 0708-1.

Improvements thereon: Residential Real Estate.

Attorney
Steven P. Kelly, Esq.

NO. 26004286

By virtue of a writ of execution No. 2022-C-2847, U.S. Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee for RCF2 Acquisition Trust c/o U.S. Bank Trust National Association v. Darryl Coachman; Tisha Coachman, owners of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 1504 W. Walnut Street, Allentown, PA 18102.

Tax Assessment No. 54966870 3260 1.

Improvements thereon: Residential Property.

Attorney
Kevin E. Cordero, Esq.

NO. 26004296

By virtue of a writ of execution No. 2022-C-0678, U.S. Bank Trust National Association, Not in Its Individual Capacity But Solely As Owner Trustee for RCF2 Acquisition Trust v. Krista M. Torres and Pedro L. Torres and the United States of America,

owners of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 260 Yolanda Court, Allentown, PA 18104.

Tax Assessment No. 54752838 6681-1.

Improvements thereon: Residential Real Estate.

Attorney
Matthew C. Fallings, Esq.

NO. 26004298

By virtue of a writ of execution No. 2024-ML-0964, Southern Lehigh School District v. Garrett R. Benner, owner of property situate in the Township of Upper Saucon, Lehigh County, Pennsylvania, being 5309 Boulevard Grand Cru, Bethlehem, PA 18015.

Tax Assessment No. 64254121 4801-10.

Improvements thereon: Single Family.

Attorneys
Portnoff Law Associates, Ltd.

NO. 26004299

By virtue of a writ of execution No. 2025-ML-1549, Bethlehem Area School District v. Melissa Pena, owner of property situate in the Borough of Fountain Hill, Lehigh County, Pennsylvania, being 1118 Russell Avenue, Fountain Hill, PA 18015.

Tax Assessment No. 64271155 3469-1.

Improvements thereon: Single Family.

Attorneys
Portnoff Law Associates, Ltd.

NO. 26004301

By virtue of a writ of execution No. 2025-ML-0470, Borough of Catasauqua v. Arminda Gonzalez, owner of property situate in the Borough of

Catasauqua, Lehigh County, Pennsylvania, being 742 3rd Street, Catasauqua, PA 18032.

Tax Assessment No. 54999034 6246-1.

Improvements thereon: Single Family.

Attorneys
Portnoff Law Associates, Ltd.

NO. 26004303

By virtue of a writ of execution No. 2023-ML-2455, Allentown School District v. Karen D. Knerr, owner of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 235 College Drive, Allentown, PA 18104.

Tax Assessment No. 54869461 8679-1.

Improvements thereon: Single Family.

Attorneys
Portnoff Law Associates, Ltd.

NO. 26004305

By virtue of a writ of execution No. 2025-ML-2572, Allentown School District v. Darney A. Kezengwa, owner of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 3030-3036 W. Livingston St., Allentown, PA 18104.

Tax Assessment No. 54875052 3393-1.

Improvements thereon: Single Family.

Attorneys
Portnoff Law Associates, Ltd.

NO. 26004306

By virtue of a writ of execution No. 2025-ML-2064, Allentown School District v. PMRR Management, Inc., owner of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 641-649 Union Blvd., Allentown, PA 18109.

Tax Assessment No. 64076885
19890-1.

Improvements thereon: Commercial.

Attorneys
Portnoff Law Associates, Ltd.

NO. 26004452

By virtue of a writ of execution No. 2023-C-0372, PNC Bank, National Association v. Michael Charles Cury, owner of property situate in the Township of South Whitehall, Lehigh County, Pennsylvania, being 1408 White Oak Road, Allentown, PA 18104.

Tax Assessment No. 548702263
4651.

Improvements thereon: Residential Dwelling.

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

NO. 26004559

By virtue of a writ of execution No. 2024-ML-2122, Upper Macungie Township v. Bernice Nieves, owner of property situate in the Township of Upper Macungie, Lehigh County, Pennsylvania, being 120 Susquehanna Trail, Allentown, PA 18104.

Tax Assessment No. 54666035
1339-1.

Improvements thereon: Single Family.

Attorneys
Portnoff Law Associates, Ltd.

NO. 26004567

By virtue of a writ of execution No. 2025-ML-1385, Catasauqua Area School District v. Charles Billman Merrell and Valeria Wally Ann Merrell, owners of property situate in the Borough of Catasauqua, Lehigh

County, Pennsylvania, being 115 Church Street, Catasauqua, PA 18032.

Tax Assessment No. 64080828
8571-1.

Improvements thereon: Commercial.

Attorneys
Portnoff Law Associates, Ltd.

NO. 26004570

By virtue of a writ of execution No. 2023-ML-0845, Parkland School District v. Wolfe Properties, L.P., owner of property situate in the Township of South Whitehall, Lehigh County, Pennsylvania, being 3500 Broadway, South Whitehall, PA 18104.

Tax Assessment No. 54865422
0673-1.

Improvements thereon: Single Family.

Attorneys
Portnoff Law Associates, Ltd.

NO. 26004573

By virtue of a writ of execution No. 2025-ML-1888, Allentown School District v. David C. Chapman, owner of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 535 Skyline Drive, Allentown, PA 18103.

Tax Assessment No. 64069814
4632-1.

Improvements thereon: Single Family.

Attorneys
Portnoff Law Associates, Ltd.

NO. 26004574

By virtue of a writ of execution No. 2024-ML-2689, Borough of Emmaus v. Nancy Chenevert, owner of property situate in the Borough of Emmaus, Lehigh County, Pennsylvania,

being 41-57 S. 7th Street, Emmaus,
PA 18049.

Tax Assessment No. 54944452
8496-1.

Improvements thereon: Commer-
cial.

Attorneys
Portnoff Law Associates, Ltd.

NO. 26004576

By virtue of a writ of execution No.
2024-ML-1761, Borough of Emmaus
v. John C. Parsons, owner of prop-
erty situate in the Borough of Em-
maus, Lehigh County, Pennsylvania,
being 624 Pine Street, Emmaus, PA
18049.

Tax Assessment No. 54942770
5656-1.

Improvements thereon: Single
Family.

Attorneys
Portnoff Law Associates, Ltd.

NO. 26004923

By virtue of a writ of execution No.
2025-C-3609, Wells Fargo Bank, N.A.
v. Bruce L. Bilheimer, owner of prop-
erty situate in the Township of South
Whitehall, Lehigh County, Pennsyl-
vania, being 1250 N. 17th Street,
Allentown, PA 18104.

Tax Assessment No. 19-54972560
5218-0000001.

Improvements thereon: Residen-
tial Dwelling.

Attorneys
LaVanda K. Harris, Esq.
Robertson, Anschutz, Schneid,
Crane & Partners, PLLC

NO. 26004928

By virtue of a writ of execution No.
2025-C-0275, Freedom Mortgage
Corporation v. Matthew Robert King;
Kristen Nicole King, owners of prop-
erty situate in the City of Bethlehem,

Lehigh County, Pennsylvania, being
2035 Drury Lane, Bethlehem, PA
18018.

Tax Assessment Nos. 64185467
0255 1 a/k/a 641854670255-001.

Improvements thereon: Residen-
tial Dwelling.

Attorneys
Brock & Scott, PLLC

NO. 26005130

By virtue of a writ of execution No.
2024-C-1114, The Bank of New York
Mellon f/k/a The Bank of New York
As Trustee For The Certificateholders
of Cwalt, Inc. Alternative Loan Trust
2005-86CB Mortgage Pass-Through
Certificates, Series 2005-86CB v.
Michal Lesniewski & Agnieszka Le-
sniewski, owners of property situate
in the City of Bethlehem, Lehigh
County, Pennsylvania, being 1509
Richard Avenue, Bethlehem, PA
18018.

Tax Assessment No. 642802160
0061.

Improvements thereon: A residen-
tial dwelling.

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

NO. 26005180

By virtue of a writ of execution No.
2026-N-0121, Cedar Creek Farm
Condominium Owners Association,
Inc. v. Ginger Olaya, owner of prop-
erty situate in the Township of South
Whitehall, Lehigh County, Pennsyl-
vania, being 894 Nittany Court, Al-
lentown, PA 18104.

Tax Assessment No. 54768700
3997 19.

Improvements thereon:
Condominium-Garden Style.

Attorney
Jessica S. Kaczinski, Esq.

NO. 26005225

By virtue of a writ of execution No. 2026-C-0195, Boncidium, LLC v. Neil E. Schmoyer; Known Heir of Marlene B. Schmoyer, Deceased; Christine E. Sell; Unknown Heirs, Successors, Assigns And All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Marlene B. Schmoyer, Deceased, owners of property situate in the Township of Upper Milford, Lehigh County, Pennsylvania, being 4951 Kohler Road, Zionsville, PA 18092.

Tax Assessment No. 54922600 1776-1.

Improvements thereon: Residential Dwelling.

Attorney
Andrew T. Kravitz, Esq.

NO. 26005230

By virtue of a writ of execution No. 2026-C-1285, Wilmington Savings Fund Society, FSB, Not in Its Individual Capacity But Solely As Owner Trustee of CIM Trust 2025-11 v. Christian A. Collado; Anna Quepuy Collado, owners of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 1772 S. Idaho Street, Allentown, PA 18103.

Tax Assessment No. 64063248 8212-1.

Improvements thereon: Residential Dwelling.

Attorney
Andrew T. Kravitz, Esq.

NO. 26005267

By virtue of a writ of execution No. 2025-C-4573, Sun West Mortgage Company, Inc. v. Siara Walton and Janel Martinez, owners of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 226-232 North Graham Street, Allentown, PA 18109.

Tax Assessment No. 64078550 65611.

Improvements thereon: Residential Dwelling.

Attorneys
McCabe, Weisberg & Conway, LLC

NO. 26005305

By virtue of a writ of execution No. 2025-ML-0316, South Whitehall Township v. Yungbae Yang and Eunmi Yang, owners of property situate in the Township of South Whitehall, Lehigh County, Pennsylvania, being 5204 Blue Sky Drive, Orefield, PA 18069.

Tax Assessment No. 54679169 5775-1.

Improvements thereon: Single Family.

Attorneys
Portnoff Law Associates, Ltd.

NO. 26005306

By virtue of a writ of execution No. 2024-ML-0769, South Whitehall Township v. Scott R. Troxell and Susanne K. Troxell, owner(s) of property situate in the Township of South Whitehall, Lehigh County, Pennsylvania, being 3136 South Drive, Allentown, PA 18103.

Tax Assessment No. 54867183-9376-1.

Improvements thereon: Single Family.

Attorneys
Portnoff Law Associates, Ltd.

NO. 26005307

By virtue of a writ of execution No. 2023-ML-2064, South Whitehall Township v. John R. Dupre and Lisa M. Dupre, owners of property situate in the Township of South Whitehall, Lehigh County, Pennsylvania, being 628 Club Drive, Allentown, PA 18103.

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Tax Assessment No. 54867199
1859-1.

Improvements thereon: Single
Family.

Attorneys
Portnoff Law Associates, Ltd.

NO. 26005483

By virtue of a writ of execution No.
2026-C-0104, First Commonwealth
Federal Credit Union v. Unknown
Heirs, Successors, Assigns, and All
Persons, Firms, or Associations,
Claiming Right, Title, or Interest
From or Under Paula M. Smorey,

owners of property situate in the
Borough of Slatington, Lehigh Coun-
ty, Pennsylvania, being 424 W. Cen-
ter Avenue, Slatington, PA 18080.

Tax Assessment No. 55620209
7177 1.

Improvements thereon: Dwelling.

Attorneys
Michael R. Nesfeder
Fitzpatrick Lentz & Bubba, P.C.

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

Au-28; S-4, 11



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

A lawyer suggests they adopt.

The counselor tells them five years.

A lawyer tells them one.

Social Services approves them for adoption.

A lawyer puts it in writing.

The judge signs the order.

A lawyer's work finalizes it.

They thought they couldn't have a child.

A lawyer helped make it possible.

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



PERIODICAL PUBLICATION

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THE COURT

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

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

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