#### LEHIGH LAW JOURNAL

# 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

#### Arnold, John P., dec'd.

Late of Allentown.

Executrix: Tia Marie Arnold a/k/a Tia M. Arnold c/o Eric R. Strauss, Esquire, Worth, Magee & Fisher, P.C., 2610 Walbert Avenue, Allentown, PA 18104. Attorneys: Eric R. Strauss, Esquire, Worth, Magee & Fisher, P.C., 2610 Walbert Avenue, Allentown, PA 18104.

#### Bauer, James J., dec'd.

Late of the Township of North Whitehall, Schnecksville. Co-Executors: George John Paduch and Dianna Y. Paduch 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.

Bortz, Delano E., dec'd. Late of Macungie. Executors: Jan C. Mitchell and David E. Bortz 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.

## Lentz, Elaine Jean a/k/a Elaine J. Lentz, dec'd.

Late of Laurys Station.

Executor: Kent Matthew Hittinger a/k/a Kent M. Hittinger c/o Eric R. Strauss, Esquire, Worth, Magee & Fisher, P.C., 2610 Walbert Avenue, Allentown, PA 18104.

Attorneys: Eric R. Strauss, Esquire, Worth, Magee & Fisher, P.C., 2610 Walbert Avenue, Allentown, PA 18104.

#### Stair, Robert J., dec'd.

Late of Lower Macungie Township.

Administrator: Mark Stair c/o Prokup & Swartz, 7736 Main Street, Fogelsville, PA 18051. Attorney: Jon A. Swartz, Esquire, 7736 Main Street, Fogelsville, PA 18051.

# Stoudt, Richard M., dec'd.

Late of Whitehall.

Executrix: Susan R. Julian c/o Kathleen M. Collins, Esquire, 1125 S. Cedar Crest Boulevard, Suite 205, Allentown, PA 18103. Attorney: Kathleen M. Collins, Esquire, 1125 S. Cedar Crest Boulevard, Suite 205, Allentown, PA 18103.

Velekei, Anette E., dec'd. Late of Whitehall. Executor: John A. Velekei c/o Noonan Law Office, 526 Walnut St., Allentown, PA 18101. Attorneys: Noonan Law Office, 526 Walnut St., Allentown, PA 18101.

# Wuchter, Alice A., dec'd.

Late of Lower Macungie Township.

Executors: Stacey M. Meckes, 2556 Route 737, Kempton, PA 19529 and Donald E. Wuchter, 4737 Stockbridge Drive, Medina, OH 44256.

Attorneys: Eric M. Mika, Esq., Toole, Mika & Jones, LLC, 26 East Centre Street, Shenandoah, PA 17976.

#### SECOND PUBLICATION

#### Braem, Robert G., dec'd.

Late of Allentown City. Executors: Daniel S. Braem and Alan D. Braem c/o Stephanie E. Sanderson-Braem, Esq., 457 Haddonfield Rd., Ste. 100, Cherry Hill, NJ 08002.

Attorneys: Stephanie E. Sanderson-Braem, Esquire, Stradley, Ronon, Stevens & Young, LLP, 457 Haddonfield Rd., Ste. 100, Cherry Hill, NJ 08002.

#### Hartman, Brooke R., Jr. a/k/a Brooke Rapp Hartman, Jr., dec'd.

Late of Macungie Borough.

Executor: Jeffrey Scott Hartman c/o Theodore L. Brubaker, Esq., 480 New Holland Ave., Ste. 6205, Lancaster, PA 17602. Attorneys: Theodore L. Brubaker, Esquire, Brubaker Connaughton Goss & Lucarelli, LLC, 480 New Holland Ave., Ste. 6205, Lancaster, PA 17602.

#### Hartman, Brooke R., Jr. a/k/a Brooke Rapp Hartman, Jr., dec'd.

Late of Macungie Borough. Brooke R. Hartman, Jr., Trust dated December 15, 2014. Trustees: Brooke R. Hartman, III and Jeffrey Scott Hartman c/o Theodore L. Brubaker, Esq., 480 New Holland Ave., Ste. 6205, Lancaster, PA 17602. Attorneys: Theodore L. Brubaker, Esquire, Brubaker Connaughton Goss & Lucarelli, LLC, 480 New Holland Ave., Ste. 6205, Lancaster, PA 17602.

Janowitch, Bartley B., dec'd. Late of Allentown.

Executrix: Laura Janowitch, 826 Royal Ann Lane, Concord, CA 94518.

Attorneys: James C. Bohorad, Esquire, Marshall, Bohorad, Thornburg, Price & Campion, P.C., 1940 West Norwegian Street, P.O. Box 1280, Pottsville, PA 17901.

# Kilby, Sandra L., dec'd.

Late of Lower Macungie Township. Administratrix: Judith A. Hack-

er, 63 S. Dietz Mill Road, Telford, PA 18969. Attorney: James M. Smith, Esquire, 1050 Spring Street, Suite

1, Wyomissing, PA 19610.

# Krajcir, Cecilia A., dec'd.

Late of Bethlehem. Administratrix: Rose Marie Lippy 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.

## Krauss, Richard D., dec'd.

Late of the Borough of Emmaus. Executor: Kevin D. Krauss, 2902 Statehill Rd., E5, Wyomissing, PA 19610. Attorney: John M. Ashcraft, III, Esquire, 20 North 5th Street, Suite #1, Emmaus, PA 18049.

# McGonigle, Darlene K., dec'd.

Late of Whitehall.

Executor: Rock A. McGonigle c/o Jeffrey F. Hussar, Esquire, 946 Third Street, Whitehall, PA 18052.

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

# Miller, Yvonne M., dec'd.

Late of Whitehall.

Executrix: Denise Shawne Clark 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.

#### Neiser, Boyd B. a/k/a Boyd Bruce Neiser, dec'd.

Late of Upper Saucon Township.

Executrix: Maureen F. Lawrence a/k/a Maureen Lawrence c/o Tara A. Eckels, Esq., 4510 Bath Pike, Suite 201, Bethlehem, PA 18017.

Attorney: Tara A. Eckels, Esq., 4510 Bath Pike, Suite 201, Bethlehem, PA 18017.

#### Oxley, Marion G., dec'd.

Late of 4138 Primrose Drive, Allentown.

Executor: Lawrence E. Oxley c/o The Roth Law Firm, 123 North Fifth Street, Allentown, PA 18102. Attorneys: Robert B. Roth, Esquire, The Roth Law Firm, 123 North Fifth Street, Allentown, PA 18102.

# Rosenberger, Myra, dec'd.

Late of the Township of Weisenberg.

Executrix: Sonia R. Sommers c/o Ronald R. Bolig, Esquire, 301 N. Main Street, Telford, PA 18969.

Attorneys: Ronald R. Bolig, Esquire, Lechowicz and Bolig Law Offices, 301 N. Main Street, Telford, PA 18969.

**Rosenberger, Raymond C.,** dec'd. Late of the Township of Weisenberg.

Executrix: Sonia R. Sommers c/o Ronald R. Bolig, Esquire, 301 N. Main Street, Telford, PA 18969.

Attorneys: Ronald R. Bolig, Esquire, Lechowicz and Bolig Law Offices, 301 N. Main Street, Telford, PA 18969.

Schmoyer, Rodger R., Jr., dec'd. Late of Salisbury Township. Administratrix: Ruth Ann Schmoyer c/o Emily A. Zettlemoyer, Esquire, Zettlemoyer Law Office, LLP, 53 North 3rd Street, Emmaus, PA 18049. Attorneys: Emily A. Zettlemoyer, Esquire, Zettlemoyer Law Office, LLP, 53 North 3rd Street, Emmaus, PA 18049.

# Szczepanski, Thomas J., Sr., dec'd.

Late of New Tripoli.

Executrix: Eleanor A. Schaeffer 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.

#### Teutonico, James, dec'd.

Late of Allentown. Administratrix: Rosetta Teutonico, 1877 Sunset Dr., Whitehall, PA 18052.

### Thompson, Karen Nicola Antoinette a/k/a Karen N. Thompson a/k/a Karen Thompson, dec'd.

Late of Allentown.

Executor: Justin Anthony Allison c/o Emily A. Zettlemoyer, Esquire, Zettlemoyer Law Office, LLP, 53 North 3rd Street, Emmaus, PA 18049.

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

#### Valentine, Marjorie P., dec'd.

Late of Upper Macungie Moore Township.

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

#### White, Sterling A., dec'd.

Late of Slatington.

Administratrix: Linda M. White. Attorney: David E. Schwager, Esquire, 183 Market Street, Suite 100, Kingston, PA 18704-5444.

## THIRD PUBLICATION

#### Altieri, Virginia L. a/k/a Ginny Altieri, dec'd.

Late of the City of Allentown. Executor: Louis M. Altieri, Jr. c/o Robert S. Betnar, Esquire, 126 South Main Street, Pittston, PA 18640. Attorney: Robert S. Betnar, Esquire, 126 South Main Street, Pittston, PA 18640, (570) 655-1133.

# Benfer, Robert H., Jr., dec'd.

Late of Allentown.

Executrix: Marcia Mae Benfer c/o Michael Ira Stump, Esq., 207 East Main Street, Macungie, PA 18062.

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

## Bobal, Eric F., dec'd.

Late of Macungie.

Executrix: Patricia Bobal 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.

#### Cawley, Harry S., dec'd.

Late of 7570 Buttercup Road, Allentown.

Personal Representative: Robert Cawley c/o R. Nicholas Nanovic, Esquire, 33 South Seventh Street, P.O. Box 4060, Allentown, PA 18105-4060.

Attorney: R. Nicholas Nanovic, Esquire, 33 South Seventh Street, P.O. Box 4060, Allentown, PA 18105-4060.

## Flynn, Bernice a/k/a Bernice C. Flynn, dec'd.

Late of Heidelberg Township. Executrix: Monica M. Respet a/k/a Monica Flynn Respet c/o Prokup & Swartz, 7736 Main Street, Fogelsville, PA 18051-1616. Attorney: Jon A. Swartz, Esquire, 7736 Main Street, Fogelsville, PA 18051-1616.

## Gerlach, Rita F., dec'd.

Late of the City of Bethlehem. Executrix: Susan R. Keramas c/o Joseph F. Leeson, III, Esquire, 70 East Broad Street, P.O. Box 1426, Bethlehem, PA 18016-1426.

Attorney: Joseph F. Leeson, III, Esquire, 70 East Broad Street, P.O. Box 1426, Bethlehem, PA 18016-1426.

#### Havir, David Arthur a/k/a David A. Havir, dec'd.

**A. Havil**, uccu.

Late of Allentown.

Executrix: Kerry A. Shepherd c/o Prokup & Swartz, 7736 Main Street, Fogelsville, PA 18051-1616.

Attorney: Richard W. Shaffer, Jr., Esquire, 7736 Main Street, Fogelsville, PA 18051-1616.

#### Hoffman, Tracy L. a/k/a Tracy Lynn Hoffman, dec'd.

Late of Allentown City.

Administrator: Charles A.J. Halpin, III, The Land Title Bldg., 100 S. Broad St., #1830, Philadelphia, PA 19110.

Attorney: Charles A.J. Halpin, III, Esquire, The Land Title Bldg., 100 S. Broad St., #1830, Philadelphia, PA 19110.

## Kressly, Linda Mae a/k/a Linda M. Kressly, dec'd.

Late of Orefield. Executor: Thomas R. Klotz, II

c/o Lisa M. Spitale, Esquire, 680 Wolf Avenue, Easton, PA 18042.

Attorney: Lisa M. Spitale, Esquire, 680 Wolf Avenue, Easton, PA 18042.

#### Matticks, Eleanor J., dec'd.

Late of Allentown. Administratrix: Kim D. Matticks c/o David W. Crosson, Esq., Crosson Richetti & Daigle, LLC, 609 W. Hamilton St., Suite 301, Allentown, PA 18101. Attorneys: David W. Crosson, Esq., Crosson Richetti & Daigle, LLC, 609 W. Hamilton St., Suite

# Orcutt, Linda Ann, dec'd.

301, Allentown, PA 18101.

Late of 111 E. Johnston Street, Allentown.

Personal Representative: Jennifer R. Maxell 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.

# Porsche, Karl H. a/k/a Karl Heinz Porsche, dec'd.

Late of New Tripoli.

Executrix: Annemarie S. Porsche 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.

# Reed, Deborah, dec'd.

Late of the Township of Lower Macungie.

Administratrix: Nicole Lynn Perham c/o Vivian I. Zumas, Esquire, 742 Main Street, Bethlehem, PA 18018.

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

## Ringer, Isabel M., dec'd.

Late of Slatington. Administrator: Robert J. Ringer, Jr. 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.

## Schlegel, John Richard, Jr. a/k/a John R. Schlegel, Jr., dec'd.

Late of Lower Macungie Township.

Administrator: James T. Schlegel, 319 S. Glenwood St., Allentown, PA 18104.

# Sell, Ralph L. a/k/a Ralph Sell, dec'd.

Late of Zionsville.

Executrix: Darlene Irish.

Attorneys: Christopher H. Meinzer, Esquire, MLO Associates, 516 Main Street, Pennsburg, PA 18073, (215) 679-4554.

# Spring, Paula Ann a/k/a Paula Ann Buchwald, dec'd.

### Late of Allentown.

Executor: Kenneth Robert Escolopio, 4380 Parkland Drive, Allentown, PA 18104.

Attorney: Rich Raiders, Esq., 1150 Chestnut Street, Lebanon, PA 17042.

## Turner, Mary, dec'd.

Late of Macungie.

Executor: David Alan Turner a/k/a David A. Turner c/o Michael Ira Stump, Esq., 207 East Main Street, Macungie, PA 18062.

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

#### Walck, Edwin C., dec'd.

Late of Lower Macungie Township.

Administratrix: Elsie L. Spiro 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.

# Wieder, Gene T. a/k/a Gene Thomas Wieder, dec'd.

Late of the Borough of Coopersburg.

Co-Executors: Timothy T. Wieder and Bryon S. Wieder c/o Kristofer M. Metzger, Esquire, 6666 Passer Rd., Suite #3, Coopersburg, PA 18036-1258.

Attorney: Kristofer M. Metzger, Esquire, 6666 Passer Rd., Suite #3, Coopersburg, PA 18036-1258.

#### NOTICE OF INCORPORATION

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

#### CTK ORGANIZATION, INC.

N-10

CHARTER APPLICATION— NONPROFIT

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

The name of the corporation is:

LVPG—TOWER PLACE

The Articles of Incorporation (filing date) October 19, 2023.

The purpose or purposes for which it was organized are as follows: Operation of a medical practice. JULIE MACOMB, ESQ. 707 Hamilton St. 9th Floor Allentown, PA 18101

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### NOTICE OF MASTER'S HEARING

Court of Common Pleas of Lehigh County, Pennsylvania Civil Action Complaint—Divorce

No. 2021-FC-0952

STEVEN BALUH vs. LISA A. BALUH

TO: Lisa A. Baluh

You are hereby directed to appear for a Master's Hearing on December 20, 2023 at 1:00 p.m. before John E. Roberts, III, Esquire, Master in Divorce, Lehigh County Family Court, 455 W. Hamilton Street, Room 423, Allentown, PA 18101. The hearing is a record hearing and so all witnesses and evidence shall be available and presented, if appropriate, at the time of the hearing. GWIN M. KROUSE, ESQ. I.D. No. 28002 1125 S. Cedar Crest Blvd.

Suite 205 Allentown, PA 18103

(610) 433-8462 (phone)

(610) 433-4504 (fax)

N-10

#### NOTICE TO DEFEND

Court of Common Pleas of Lehigh County, Pennsylvania Civil Action Complaint—Divorce

No. 2021-FC-0952

#### STEVEN BALUH

#### vs. LISA A. BALUH

TO: Lisa A. Baluh

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take prompt action. You are warned that if you fail to do so, the case may proceed without you and a decree of divorce or annulment may be entered against you by the court. A judgment may also be entered against you for any other claim or relief requested in these papers by the plaintiff. You may lose money or property or other rights important to you, including custody or visitation of your children.

When the ground for the divorce is indignities or irretrievable breakdown of the marriage, you may request marriage counseling. A list of marriage counselors is available in the office of: Clerk of Judicial Records—Civil Division, 1st Floor, Lehigh County Courthouse, Fifth & Hamilton Streets, Allentown, PA 18101.

IF YOU DO NOT FILE A CLAIM FOR ALIMONY, DIVISION OF PROP-ERTY, LAWYER'S FEES OR EX-PENSE BEFORE A DIVORCE OR ANNULMENT IS GRANTED, YOU MAY LOSE THE RIGHT TO CLAIM ANY OF THEM.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CAN-NOT AFFORD ONE, GO TO OR TELE-PHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP. Lawyer Referral Service 1114 W. Walnut St. Allentown, PA 18102 (610) 433-7094 GWIN M. KROUSE, ESQ. I.D. No. 28002

1125 S. Cedar Crest Blvd.

Suite 205

Allentown, PA 18103

(610) 433-8462 (phone) (610) 433-4504 (fax)

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## LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the return of the Tax Claim Bureau for the sale of properties for delinquent taxes conducted on September 13, 2023 at 10:00 A.M. at the Cedar Crest College, Allentown, Pennsylvania, was filed with the Court of Common Pleas of Lehigh County and confirmed nisi on November 3, 2023 filed with the Clerk of Courts to No. 2023-TX-31.

Objections or exceptions hereto may be filed by an owner or lien creditor within thirty (30) days from the Order of November 3, 2023 otherwise the return will be confirmed absolutely.

Elite Revenue Solutions, LLC agent for Lehigh County Tax Claim Bureau 17 South 7th Street Allentown, PA 18101

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## COMPLAINT IN MORTGAGE FORECLOSURE

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

NO. 2023-C-1253

NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING 55 Beattie Place, Suite 100, Greenville, SC 29601

Plaintiff

vs. ISRAEL ALEXANDER POLANCO GONZALEZ, 944 W. Gordon St., Allentown, PA 18102

Defendant

#### 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 this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that, if you fail to do so, the case may proceed without you, and a judgment may be entered against you by the court, without further notice, for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CAN-NOT AFFORD ONE, GO TO OR TELE-PHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP. MICHAEL J. SHAVEL, ESQ. (Attorney I.D. 60554) JILL M. FEIN, ESQ. (Attorney ID.: 318491) KAITLIN D. SHIRE, ESO. (Attorney ID.: 324226) JOSEPH A. SULON, ESO. (Attorney I.D. 330488) HILL WALLACK LLP Attorneys for Plaintiff 777 Township Line Road Suite 250 Yardley, PA 19067 Tel. (215) 579-7700 Fax (215) 579-9248

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