

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

Albright, Phyllis L., dec'd.

Late of Allentown.

Executrix: Kathleen M. Glass 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.

Balzer, Doris R., dec'd.

Late of Center Valley.

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.

Bogusko, Josephine J., dec'd.

Late of Whitehall.

Personal Representative: Sarah M. Yencha c/o R. Nicholas Nanovic, Esquire, Gross McGinley,

LLP, 33 S. 7th St., P.O. Box 4060, Allentown, PA 18105-4060.

Attorneys: R. Nicholas Nanovic, Esquire, Gross McGinley, LLP, 33 S. 7th St., P.O. Box 4060, Allentown, PA 18105-4060.

Bray, Motoko, dec'd.

Late of Zionsville.

Executrix: Nanci McGonigal c/o Santanasto Law, 210 E. Broad St., Bethlehem, PA 18018.

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

Clark, William H., III, dec'd.

Late of 215 S. 23rd Street, Allentown.

Personal Representative: Robert B. Doll, Jr. c/o Victor Cavacini, Esquire, 33 South Seventh Street, P.O. Box 4060, Allentown, PA 18105-4060.

Attorney: Victor Cavacini, Esquire, 33 South Seventh Street, P.O. Box 4060, Allentown, PA 18105-4060.

Dowling, Lucille M., dec'd.

Late of Upper Saucon Township.

Executrix: Dawn Marie Dowling c/o George M. Vasiliadis, Esquire, Vasiliadis Pappas Associates LLC, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020.

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

Figuli, Diane B., dec'd.

Late of Upper Saucon Township.

Executrix: Elizabeth Anne Page
c/o Fitzpatrick Lentz & Bubba,
P.C., Two City Center, 645 West
Hamilton Street, Suite 800, Al-
lentown, PA 18101.

Attorneys: Fitzpatrick Lentz &
Bubba, P.C., Two City Center,
645 West Hamilton Street, Suite
800, Allentown, PA 18101.

Gracely, Dorothy Delores, dec'd.

Late of Allentown.

Administratrix: Karen D. Miller
c/o Daniel G. Dougherty, Esq.,
881 3rd St., B-3, Whitehall, PA
18052.

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

Guarini, John S., dec'd.

Late of Catasauqua.

Administrator: Gregory D. Gua-
rini c/o The Roth Law Firm,
P.O. Box 4355, Allentown, PA
18105.

Attorneys: David M. Roth, Es-
quire, The Roth Law Firm, P.O.
Box 4355, Allentown, PA 18105.

Heffner, Mabel Ann a/k/a Mabel

Heffner, dec'd.

Late of South Whitehall Town-
ship.

Executrix: Sheila Kay Renner
a/k/a Sheila Renner c/o Prokup
& Swartz, 7736 Main Street,
Fogelsville, PA 18051-1616.

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

**Kennedy, Norma J. a/k/a Norma
J. Fetherman**, dec'd.

Late of 902 W. Union St., White-
hall Township.

Administrator: Michael Kenne-
dy, P.O. Box 172, Palmerton, PA
18071.

Koehler, Joel W., dec'd.

Late of 266 Kristin Lane, Allen-
town.

Personal Representative: Lau-
ren M. Koehler c/o R. Nicholas
Nanovic, Esquire, Gross McGin-
ley, LLP, 33 S. 7th St., P.O. Box
4060, Allentown, PA 18105-
4060.

Attorneys: R. Nicholas Nanovic,
Esquire, Gross McGinley, LLP,
33 S. 7th St., P.O. Box 4060,
Allentown, PA 18105-4060.

Krapf, Arlene M., dec'd.

Late of 401 E. State St., Coop-
ersburg.

Executrix: Terri Rothrock, 5892
Glen Rd., Coopersburg, PA
18036.

Lerotholi, Sempe Girard, dec'd.

Late of 338 East Tioga Street,
Allentown.

Administratrix: Tina Matsepo
Ramone c/o Dean C. Berg, Es-
quire, 1820 Main Street, P.O.
Box 10, Northampton, PA
18067.

Attorney: Dean C. Berg, Esquire,
1820 Main Street, P.O. Box 10,
Northampton, PA 18067.

Long, Stephen D., dec'd.

Late of Allentown.

Personal Representative: Louise
V. Long c/o R. Nicholas Nanovic,
Esquire, Gross McGinley, LLP,
33 S. 7th St., P.O. Box 4060,
Allentown, PA 18105-4060.

Attorneys: R. Nicholas Nanovic,
Esquire, Gross McGinley, LLP,
33 S. 7th St., P.O. Box 4060,
Allentown, PA 18105-4060.

McClelland, Anne L., dec'd.

Late of the Township of White-
hall.

Executor: Thomas McClelland,
5029 Lilac Drive, Schnecksville,
PA 18078.

Attorneys: Jenny Y.C. Cheng, Esquire, Cheng Law Office, P.C., 430 Delaware Avenue, P.O. Box 195, Palmerton, PA 18071.

Richey, Nancy L., dec'd.

Late of Allentown.
Executor: Robert O. Fatzinger, Jr., 1218 Allen St., Owensboro, KY 42303.

Attorneys: Curtis C. Creveling, Esq., Cappellini Law, 4525 Spring Hill Dr., Ste. 4, Schnecksville, PA 18078, (610) 435-8711.

Roman, Stephen A. a/k/a Stephen A. Roman, Jr., dec'd.

Late of Whitehall.
Executrix: Anna Marie Roman a/k/a Annmarie Roman c/o Prokup & Swartz, 7736 Main Street, Fogelsville, PA 18051-1616.

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

Smith, Betty J., dec'd.

Late of New Tripoli.
Executrix: Suzanne L. Smith c/o Law Offices of Lawrence B. Fox, P.C., 1834 Pennsylvania Avenue, Allentown, PA 18109.
Attorneys: Law Offices of Lawrence B. Fox, P.C., 1834 Pennsylvania Avenue, Allentown, PA 18109.

Smith, Walter B., dec'd.

Late of 618 Prospect Avenue, Bethlehem.
Executrix: Deborah A. Murphy, 110 Winchester Way, Harelysville, PA 19438.

Smoll, Ronald A., dec'd.

Late of Macungie.

Personal Representative: Carol A. Smoll c/o R. Nicholas Nanovic, Esquire, Gross McGinley, LLP, 33 S. 7th St., P.O. Box 4060, Allentown, PA 18105-4060.

Attorneys: R. Nicholas Nanovic, Esquire, Gross McGinley, LLP, 33 S. 7th St., P.O. Box 4060, Allentown, PA 18105-4060.

Spaar, Nancy K., dec'd.

Late of the City of Allentown.
Administrators: Richard C. Spaar a/k/a Richard A. Spaar and Susan Lee Kendall c/o Robert P. Daday, Esq., 1030 W. Walnut Street, Allentown, PA 18102.

Attorney: Robert P. Daday, Esq., 1030 W. Walnut Street, Allentown, PA 18102, (610) 740-0300.

Stocker, Christopher E., dec'd.

Late of Allentown.
Administratrix: Kristian Lynne Timney.
Attorneys: Taylor R.D. Briggs, Esquire, Norris McLaughlin, P.A., 515 West Hamilton Street, Suite 502, Allentown, PA 18101.

SECOND PUBLICATION

Anderson, Katina Elizabeth a/k/a Katina E. Anderson, dec'd.

Late of Macungie.
Executor: Graeme R. Anderson c/o William Clifford Rambo, Esquire, 2851 Baglyos Cir., Ste. 200, Bethlehem, PA 18020.
Attorneys: William Clifford Rambo, Esquire, Cohen, Feeley, Altemose & Rambo, PC, 2851 Baglyos Cir., Ste. 200, Bethlehem, PA 18020.

Ball, Marcelle B., dec'd.

Late of the City of Allentown.

Executors: Julie Anne Kamont a/k/a Julie Ball Kamont and John J. Ball c/o Kylie J. Cloonan, Esquire, Crosson & Richetti LLC, 609 W. Hamilton St., Suite 301, Allentown, PA 18101.
Attorneys: Kylie J. Cloonan, Esquire, Crosson & Richetti LLC, 609 W. Hamilton St., Suite 301, Allentown, PA 18101.

Bodisch, Agnes, dec'd.

Late of Center Valley.
Administratrix: Lisa G. Bodisch c/o Traud Law Offices, 3055 College Heights Blvd., Ste. 2A, Allentown, PA 18104.
Attorney: T. Benjamin Traud, Esq., 3055 College Heights Blvd., Ste. 2A, Allentown, PA 18104.

Davis, Phyllis J., dec'd.

Late of Macungie.
Executor: James R. Davis 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.

Frey, Robert G., dec'd.

Late of Allentown.
Executrix: Lisa S. Aulenbach 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.

Reynolds, Joel S., dec'd.

Late of Emmaus.
Administratrix: Susan Faye Reynolds c/o Traud Law Offices, 3055 College Heights Blvd., Ste. 2A, Allentown, PA 18104.

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

Rishel, Elaina C., dec'd.

Late of Allentown.
Executor: David K. Rishel 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.

Sass, Phyllis N., dec'd.

Late of Allentown.
Executrix: Theresa M. Muniz 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.

Scrizzi, Rose M., dec'd.

Late of Allentown.
Executor: John J. Scrizzi a/k/a John Joseph Scrizzi 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.

Seltzer, Martha E., dec'd.

Late of Macungie.
Executrix: Susan L. Wollenhaupt c/o Roxann R. Steelman, Esquire, Schoffstall Elder Law, 2987 Corporate Court, Suite 200, Orefield, PA 18069.
Attorneys: Roxann R. Steelman, Esquire, Schoffstall Elder Law, 2987 Corporate Court, Suite 200, Orefield, PA 18069.

Thackaberry, Keith Richard,
dec'd.
Late of Allentown.
Executrix: Janice Cozze, 940
Benders Church Rd., Pen Argyl,
PA 18072.

Wyant, Frank R., dec'd.
Late of Allentown.
Personal Representative: Alan
Jay Zdyb.
Attorney: Kirby G. Upright, Es-
quire, One West Broad Street,
Suite 700, Bethlehem, PA
18018.

THIRD PUBLICATION

**Blum, Joan K. a/k/a Joan Kath-
leen Blum and Joan K. Ward-
man**, dec'd.
Late of Emmaus.
Executrix: Lisa J. Singley a/k/a
Lisa Joan Singley c/o Eric R.
Strauss, Esquire, Worth, Magee
& Fisher, P.C., 2610 Walbert
Avenue, Allentown, PA 18104.
Attorneys: Eric R. Strauss, Es-
quire, Worth, Magee & Fisher,
P.C., 2610 Walbert Avenue,
Allentown, PA 18104.

Blum, Joseph S., III, dec'd.
Late of Emmaus.
Executrix: Lisa J. Singley a/k/a
Lisa Joan Singley c/o Eric R.
Strauss, Esquire, Worth, Magee
& Fisher, P.C., 2610 Walbert
Avenue, Allentown, PA 18104.
Attorneys: Eric R. Strauss, Es-
quire, Worth, Magee & Fisher,
P.C., 2610 Walbert Avenue,
Allentown, PA 18104.

Browning, Cheryl K., dec'd.
Late of the Township of South
Whitehall.
Administrator: Dean N. Brown-
ing c/o Robert P. Daday, Esq.,
1030 W. Walnut Street, Allen-
town, PA 18102.

Attorney: Robert P. Daday, Esq.,
1030 W. Walnut Street, Allen-
town, PA 18102, (610) 740-
0300.

Charles, Fred, dec'd.
Late of Bethlehem.
Executrix: Carol Ann Hecht
a/k/a Carol A. Hecht c/o Dan-
iel K. McCarthy, Esquire, Davi-
son & McCarthy, P.C., Two City
Center, 645 Hamilton Street,
Suite 510, Allentown, PA 18101.
Attorneys: Daniel K. McCarthy,
Esquire, Davison & McCarthy,
P.C., Two City Center, 645
Hamilton Street, Suite 510, Al-
lentown, PA 18101.

Davison, Maxwell E., dec'd.
Late of Allentown.
Executors: Mark Davison, An-
drew Davison and Douglas
Davison c/o Andrew V. Schantz,
Esquire, Davison & McCarthy,
P.C., Two City Center, 645
Hamilton Street, Suite 510, Al-
lentown, PA 18101.
Attorneys: Andrew V. Schantz,
Esquire, Davison & McCarthy,
P.C., Two City Center, 645
Hamilton Street, Suite 510, Al-
lentown, PA 18101.

Dowling, David J., dec'd.
Late of Upper Saucon Town-
ship.
Administratrix: Dawn Marie
Dowling c/o George M. Vasiliadis,
Esquire, Vasiliadis Pappas
Associates LLC, 2551 Baglyos
Circle, Suite A-14, Bethlehem,
PA 18020.
Attorneys: George M. Vasiliadis,
Esquire, Vasiliadis Pappas As-
sociates LLC, 2551 Baglyos
Circle, Suite A-14, Bethlehem,
PA 18020.

Gillmeyer, Michael Joseph,
dec'd.

Late of the City of Allentown.
Administratrix: Maureen Grace
Gillmeyer c/o Tara A. Eckels,
Esq., 4510 Bath Pike, Ste. 201,
Bethlehem, PA 18017.
Attorney: Tara A. Eckels, Esq.,
4510 Bath Pike, Ste. 201, Beth-
lehem, PA 18017.

Lorah, Nancy M., dec'd.

Late of Bethlehem.
Administrator: Frank L. Lorah
c/o Fitzpatrick Lentz & Bubba,
P.C., Two City Center, 645 West
Hamilton Street, Suite 800, Al-
lentown, PA 18101.
Attorneys: Fitzpatrick Lentz &
Bubba, P.C., Two City Center,
645 West Hamilton Street, Suite
800, Allentown, PA 18101.

Rohrbach, Angeline E., dec'd.

Late of Upper Saucon Town-
ship.
Executor: Bryon M. Rohrbach,
611 Lechauwecki Avenue,
Fountain Hill, PA 18015.
Attorney: Kristofer M. Metzger,
Esquire, P.O. Box 417, Center
Valley, PA 18034.

Slaughenhaupt, Jay L., dec'd.

Late of Allentown.
Administrator: Shane L. Slaugh-
enhaupt c/o The Roth Law
Firm, P.O. Box 4355, Allentown,
PA 18105.
Attorneys: David M. Roth, Es-
quire, The Roth Law Firm, P.O.
Box 4355, Allentown, PA 18105.

Stettler, June A., dec'd.

Late of Whitehall Township.
Executrix: Melissa A. Wehr c/o
Fitzpatrick Lentz & Bubba, P.C.,
Two City Center, 645 West

Hamilton Street, Suite 800, Al-
lentown, PA 18101.

Attorneys: Fitzpatrick Lentz &
Bubba, P.C., Two City Center,
645 West Hamilton Street, Suite
800, Allentown, PA 18101.

Witmer, Marion W., dec'd.

Late of Macungie.
Executrix: Shelley Lavoie 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.

Young, Randall M., dec'd.

Late of Allentown.
Administratrix: Dawn Marie
Stewart.
Attorneys: Gladys E. Wiles,
Esquire, Snyder & Wiles, P.C.,
7731 Main Street, Fogelsville,
PA 18051, (610) 391-9500.

**INDIVIDUAL FICTITIOUS
NAME NOTICE**

NOTICE IS HEREBY GIVEN, pur-
suant 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, Pennsyl-
vania, a certificate for the conduct of
a business in Pennsylvania, under
the assumed or fictitious name, style
or designation of

Name: **METRO HVAC** with its
principal place of business at: 913
Kranzel Drive, Camp Hill, PA 17011.

The name and address of the per-
son owning or interested in said
business are: Steven McKeon, 913
Kranzel Drive, Camp Hill, PA 17011.

The certificate will be filed on or
after November 6, 2024.

AARON C. JACKSON, ESQ.

1215 Manor Drive
Ste. 202
Mechanicsburg, PA 17055

NOTICE OF NON-PROFIT/
501(C)(3) REGISTRATION

NOTICE IS HEREBY GIVEN pursuant to the provisions of Act of Assembly, No. 295, effective March 16, 1983, of intention to file in the office of the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, an application for the conduct of a business in Lehigh County, Pennsylvania under the name:

OPERATION HEROES
CORPORATION

with its principal place of business at: 700 Smith St. #61070, SMB#75540 Houston, TX, 77002.

The corporation is incorporated under the Nonprofit Corporation Law of 1988 for the following purpose or purposes.

The corporation is organized exclusively for charitable, educational, religious or scientific purposes within the meaning of 501(c)(3) of the Internal Revenue Code. The Purpose for which the corporation is organized is Any Lawful Purpose.

The names and addresses of the persons owning or interested in said business are: Seth Heck, 700 Smith St. #61070, SMB#75540 Houston, TX, 77002, Shaun Ferguson, 700 Smith St. #61070, SMB#75540 Houston, TX, 77002 and John Robert Sherman, 700 Smith St #61070, SMB#75540 Houston, TX, 77002

The Application has been filed on October 29, 2024.

N-22

PRIVATE DETECTIVE NOTICE

NOTICE IS HEREBY GIVEN that the Petition of Steven Rotolo, d/b/a PG Security of Pennsylvania, Inc., for Private Detective License, will be heard by the Lehigh County Court on December 10, 2024 at 1:30 p.m., 455 W. Hamilton St., Allentown, PA. All persons interested in the petition may appear and show cause, if any, why the petition should not be granted.

N-22, 29

CHANGE OF NAME NOTICE

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

NO. 2024-C-3666

NOTICE IS HEREBY GIVEN that on November 12, 2024, the Petition of Yahayra Pallo-Colon for a Change of Name has been filed in the above-named Court, praying for a Decree to change the name of Petitioner from Yahayra Pallo-Colon to Yahayra Colon.

The Court has fixed January 27, 2025 at 9:30 A.M. in Courtroom No. 2A, 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.

N-22

CHANGE OF NAME NOTICE

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

NO. 2024-C-2975

NOTICE IS HEREBY GIVEN that on SEPTEMBER 13, 2024, the Petition of Penelope De La Cruz has been filed in the above-named Court, praying for a Decree to change the name of minor child from Xzavies Uriel De La Cruz to Xzavies Uriel Marmol.

The Court has fixed DECEMBER 27, 2024 at 9:30 A.M. in Courtroom No. 5C, 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.

N-22

NOTICE OF NONPROFIT
INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation—Nonprofit were filed with the Department of State of the Commonwealth of Pennsylvania on August 5, 2024, for the purpose of incorporating a nonprofit corporation organized under the provisions of the Nonprofit Corporation Law of 1988 of the Commonwealth of Pennsylvania, as amended.

The name of the nonprofit corporation is:

EMPOWERMENT PATHWAYS
P. CHRISTOPHER COTTURO, ESQ.
75 Bangor Junction Road
Bangor, PA 18013

N-22

CHANGE OF NAME NOTICE

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

NO. 2024-C-3608

NOTICE IS HEREBY GIVEN that on November 7, 2024, the Petition of Alexis Kistler for a Change of Name has been filed in the above-named Court, praying for a Decree to change the name of Petitioner from Alexis Kistler to Alexis Kemmerer.

The Court has fixed January 24, 2025 at 9:30 A.M. in Courtroom No. 5B, 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.

N-22

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 11, 2024 at 10:00 A.M. at Cedar Crest College, Allentown, Pennsylvania,

was filed with the Court of Common Pleas of Lehigh County and confirmed nisi on November 8, 2024 filed with the Clerk of Courts to No. 2024-TX-34.

Objections or exceptions hereto may be filed by an owner or lien creditor within thirty (30) days from the Order of November 8, 2024 otherwise the return will be confirmed absolutely.

Elite Revenue Solutions, LLC
Agent for Lehigh County
Tax Claim Bureau
17 S. 7th Street
Room 120
Allentown, PA 18101

N-22

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

No. 2024-C-3754

ACTION TO QUIET TITLE

JENNIFER A. TRUBY,
Administratrix of the ESTATE OF
THERESA A. SISSICK, Deceased
Plaintiff

vs.

UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, AND
ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST,
FOR OR UNDER ALBERTA
ROTHENBERGER, DECEASED
Defendants

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

LEHIGH LAW JOURNAL

judgement may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH

INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Referral Service
Bar Association of Lehigh County
1114 W. Walnut St.
Allentown, PA 18102
(610) 433-7094

DAVID C. BERGER, ESQ.
Attorney ID No. 311285
NORRIS McLAUGHLIN, P.A.
Attorneys for Plaintiff
515 W. Hamilton St.
Suite 502
Allentown, PA 18101
(610) 391-1800

N-22

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

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

Friday, December 20, 2024

*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. 24006758

By virtue of a writ of execution No. 2021-ML-2779, Whitehall Township v. Constantia A. Simmons and Clary Simmons, owners of property situate in the Whitehall Township, Lehigh County, Pennsylvania, being 4433 Main Street, Whitehall, PA 18052.

Tax Assessment No. 54894837-5859-1.

Improvements thereon: Single family.

Attorneys
Portnoff Law Associates, Ltd.

NO. 24006765

By virtue of a writ of execution No. 2020-ML-2267, Whitehall Township v. Christopher S. Bieber, owner of property situate in the Whitehall Township, 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. 24006766

By virtue of a writ of execution No. 2021-ML-0484, Whitehall Township v. Imad Azar and Margaret Azar, owners of property situate in the Whitehall Township, Lehigh County, Pennsylvania, being 1217 Minnesota Drive, Whitehall, PA 18052.

Tax Assessment No. 54988356-0940-1.

Improvements thereon: Single family.

Attorneys
Portnoff Law Associates, Ltd.

NO. 24006823

By virtue of a writ of execution No. 2024-C-1743, Pennymac Loan Services, LLC v. Matthew J. Oltman, owner of property situate in the Upper Saucon Township, Lehigh County, Pennsylvania, being 4433 Vera Cruz Road, Center Valley, PA 18034.

Tax Assessment No. 64059334-5317-1.

Improvements thereon: Single family—detached.

Attorneys
Powers Kirn, LLC

NO. 24006870

By virtue of a writ of execution No. 2023-C-2937, Lakeview Loan Servicing, LLC v. William Brown, owner of property situate in the Lower Macungie Township, Lehigh County, Pennsylvania, being 8312 Mertztown Road, Alburtis, PA 18011.

Tax Assessment No. 54642290-3824-1.

Improvements thereon: Residential dwelling.

Attorneys
KML Law Group, P.C.

NO. 24006877

By virtue of a writ of execution No. 2023-C-2798, Midfirst Bank v. Deborah A. Ward, owner of property situate in the Borough of Macungie, Lehigh County, Pennsylvania, being 86 Willow Street, Macungie, PA 18062.

Tax Assessment No. 54737685-5958-1.

Improvements thereon: Residential dwelling.

Attorneys
KML Law Group, P.C.

NO. 24006971

By virtue of a writ of execution No. 2024-C-1748, Pennsylvania Housing Finance Agency v. Wilbert Scott, Jr., owner of property situate in the Washington Township, Lehigh County, Pennsylvania, being 6875 Bruce Lane, Slatington, PA 18080.

Tax Assessment No. 55515197-5898-1.

Improvements thereon: Single-family detached dwelling house.

Attorneys
Leon P. Haller, Esq.
Purcell, Krug & Haller

NO. 24007002

By virtue of a writ of execution No. 2023-C-1253, Newrez LLC d/b/a Shellpoint Mortgage Servicing v. Israel Alexander Polanco Gonzalez, owner of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 944 West Gordon Street, Allentown, PA 18102.

Tax Assessment No. 54978187-2722-1.

Improvements thereon: Residential property.

Attorneys
Jill M. Fein, Esq.
Hill Wallack LLP

NO. 24007183

By virtue of a writ of execution No. 2018-C-2410, Pennsylvania Housing Finance Agency v. Richard D. Buterbaugh, owner of property situate in the South Whitehall Township, Lehigh County, Pennsylvania, being 2617 Orefield Road, Allentown, PA 18104.

Tax Assessment No. 54882723-1738-1.

Improvements thereon: Residential dwelling house.

Attorneys
Leon P. Haller, Esq.
Purcell, Krug & Haller

NO. 24007195

By virtue of a writ of execution No. 2023-C-2816, Deutsche Bank National Trust Company, as Trustee for GSR Mortgage Loan Trust 2006-OA1, Mortgage Pass-Through Certificates, Series 2006-OA1 v. Dustin E. Wagner and Tara Wagner, owners of property situate in the North Whitehall Township, Lehigh County, Pennsylvania, being 3207 Woodlea Road, Orefield, PA 18069.

Tax Assessment No. 54687385-2856-1.

Improvements thereon: Dwelling.

Attorney
Patrick J. Wesner, Esq.
Parker McCay PA

NO. 24007343

By virtue of a writ of execution No. 2022-C-0447, Land Home Financial Services, Inc. v. Iris I. Rivera a/k/a Iris Isabel Rivera, owner of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 120 South 12th Street, Allentown, PA 18102.

Tax Assessment No. 54968855-1843-1.

Improvements thereon: Residential dwelling.

Attorneys
KML Law Group, P.C.

NO. 24007392

By virtue of a writ of execution No. 2023-C-2067, The Bank of New York Mellon f/k/a The Bank of New York as Successor Trustee for JPMorgan Chase Bank, N.A., as Trustee for the Benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2006-A c/o PHH Mortgage Corporation, as Servicer for Mortgage v. Joseph J. Stetch a/k/a Joseph Stetch a/k/a Joseph J. Stetch Jr. and United States of America, owners of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 848-850 Constitution Drive, a/k/a 848 Constitution Drive, Allentown, PA 18103.

Tax Assessment No. 64067718-8846-1.

Improvements thereon: Residential real estate.

Attorney
Caroline P. Aprahamian, Esq.

NO. 24007427

By virtue of a writ of execution No. 2018-ML-1064, Northern Lehigh School District v. Derek M. Schaffer, owner of property situate in the Washington Township, Lehigh County, Pennsylvania, being 3901 Main Street, Slatedale, PA 18079.

Tax Assessment No. 55429077-5270-1.

Improvements thereon: Single family—detached.

Attorneys
Portnoff Law Associates, Ltd.

NO. 24007428

By virtue of a writ of execution No. 2020-ML-1029, Parkland School District v. Patrick Calixte and Yveline Calixte, owners of property situate in the North Whitehall Township, Lehigh County, Pennsylvania, being 4745 Welby Drive, Schnecksville, PA 18078.

Tax Assessment No. 54598528-7217-1.

Improvements thereon: Single family.

Attorneys
Portnoff Law Associates, Ltd.

NO. 24007531

By virtue of a writ of execution No. 2019-C-3130, Santander Bank, N.A. v. Carmen Beatrice Antongiorgi, f/k/a C. Beatrice Maldonado, a/k/a Carmen Beatrice Maldonado And Antonio Maldonado, owners of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 1997 South Delaware Street, Allentown, PA 18103.

Tax Assessment No. 64063101-8311-1.

Improvements thereon: Residential dwelling.

Attorneys
Pressman & Doyle, LLC

NO. 24007542

By virtue of a writ of execution No. 2024-C-1035, Gregory Grigalonis v. Jeffrey M. Strauss and Pamela Angelucci, owners of property situate in the Borough of Macungie, Lehigh County, Pennsylvania, being 132 Sonoma Way, Macungie, PA 18062.

Tax Assessment No. 54746279-7761-1.

Improvements thereon: 2 story single family detached home.

Attorney
Samuel E. Cohen, Esq.

JOSEPH N. HANNA
Sheriff of Lehigh County, PA

David M. Backenstoe
County Solicitor

N-22, 29; D-6

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