

**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**

**Blum, Joan K. a/k/a Joan Kathleen Blum and Joan K. Wardman, 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, Esquire, 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, Esquire, 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. Browning 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.

**Charles, Fred, dec'd.**

Late of Bethlehem.

Executrix: Carol Ann Hecht a/k/a Carol A. Hecht c/o Daniel K. McCarthy, Esquire, Davison & 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, Allentown, PA 18101.

**Davison, Maxwell E., dec'd.**

Late of Allentown.

Executors: Mark Davison, Andrew Davison and Douglas Davison c/o Andrew V. Schantz, Esquire, Davison & McCarthy, P.C., Two City Center, 645 Hamilton Street, Suite 510, Allentown, PA 18101.

Attorneys: Andrew V. Schantz, Esquire, Davison & McCarthy, P.C., Two City Center, 645 Hamilton Street, Suite 510, Allentown, PA 18101.

**Dowling, David J., dec'd.**

Late of Upper Saucon Township.

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 Associates 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, Bethlehem, 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, Allentown, 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 Township.  
Executor: Bryon M. Rohrbach, 611 Lechauwecki Avenue, Fountain Hill, PA 18015.  
Attorney: Kristofer M. Metzger, Esquire, P.O. Box 417, Center Valley, PA 18034.

**Slaughenhout, Jay L.,** dec'd.

Late of Allentown.  
Administrator: Shane L. Slaughenhout 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.

**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, Allentown, 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, Esquire, 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.

**SECOND PUBLICATION**

**Apgar, William P.,** dec'd.

Late of Allentown.  
Executrix: Mary I. Erdie 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.

**Carter, Philip James a/k/a Philip J. Carter,** dec'd.

Late of Macungie.  
Executrix: Veronica Ann Carter 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.

**Frisby, Caroline F.**, dec'd.

Late of Allentown.  
Administrator: Gregory M. Frisby c/o The Roth Law Firm, P.O. Box 4355, Allentown, PA 18105.

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

**Goodge, Gail Marie a/k/a Gail M. Goodge**, dec'd.

Late of Allentown.  
Executor: Gregory A. Goodge 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.

**Gruver, Catherine M.**, dec'd.

Late of the Township of Upper Saucon.

Executrix: Cheryl Ann Sucec c/o Bradford D. Wagner, Esquire, 662 Main Street, Hellertown, PA 18055-1726.

Attorney: Bradford D. Wagner, Esquire, 662 Main Street, Hellertown, PA 18055-1726, (610) 838-6563.

**Gruver, William O.**, dec'd.

Late of the Township of Upper Saucon.

Executrix: Cheryl A. Sucec a/k/a Cheryl Ann Sucec c/o Bradford D. Wagner, Esquire, 662 Main Street, Hellertown, PA 18055-1726.

Attorney: Bradford D. Wagner, Esquire, 662 Main Street, Hellertown, PA 18055-1726, (610) 838-6563.

**Leonard, Carmela A. a/k/a Carmela Leonard**, dec'd.

Late of Whitehall.

Administrator: Brandon Gerard Leonard.

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

**Martin, Lawrence a/k/a Lawrence Stephen Martin**, dec'd.

Late of Fogelsville.

Executrix: Melissa Oscavich 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.

**Metzger, Stephen R.**, dec'd.

Late of Allentown.

Administratrix: Denise A. Metzger 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.

**Murphy, Daniel**, dec'd.

Late of Alburtis.

Executrix: Shelley Murphy c/o Jerry R. Knafo, Esq., Knafo Law Office, LLC, 2400 Schoenersville Road, Bethlehem, PA 18017.

Attorneys: Jerry R. Knafo, Esq., Knafo Law Office, LLC, 2400 Schoenersville Road, Bethlehem, PA 18017.

**Neimeyer, Nancy Jayne**, dec'd.

Late of Salisbury Township.

Administrator: David Ernest Neimeyer c/o Prokup & Swartz, 7736 Main Street, Fogelsville, PA 18051-1616.

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

**Rivera, Javian Alexander**, dec'd.

Late of Macungie.

Administrators: Alexander Rivera and Natalie Cruz c/o William Clifford Rambo, Esquire, 2851 Baglyos Circle, Suite 200, Bethlehem, PA 18020.

Attorneys: William Clifford Rambo, Esquire, Cohen, Feeley, Altemose & Rambo, PC, 2851 Baglyos Circle, Suite 200, Bethlehem, PA 18020.

**Schucker, Scott O.**, dec'd.

Late of Whitehall.

Administratrix: Kathleen Lorraine Schucker c/o Rebeca Torres, Esquire, 432 N. 7th Street, Allentown, PA 18102.

Attorney: Rebeca Torres, Esquire, 432 N. 7th Street, Allentown, PA 18102.

**Vitalos, Charlette A. a/k/a Charlette Ann Vitalos**, dec'd.

Late of the City of Allentown.

Executrix: Jolene M. Vitalos, 837 E. Langhorne Avenue, Bethlehem, PA 18017.

Attorney: Victor E. Scomillio, Esquire, 1216 Linden Street, P.O. Box 1409, Bethlehem, PA 18016.

**Weidner, Joseph Steven**, dec'd.

Late of Upper Macungie Township.

Administrator: Chad Marsh.

Attorney: Jacob Dennis Kramer, Esquire, 41 Oley Road, Fleetwood, PA 19522.

**THIRD PUBLICATION**

**Berosh, Dorothy Elizabeth a/k/a Dorothy E. Berosh**, dec'd.

Late of Allentown.

Executrix: Heather L. Bauer 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.

**Bray, Walter J.**, dec'd.

Late of Zionsville.

Executrix: Lois Hanko 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.

**Brey, Mary F.**, dec'd.

Late of Bethlehem.

Administrator CTA: Barry R. Worman.

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

**Everett, David Sterling**, dec'd.

Late of Allentown.

Executrix: Sandra L. Everett, 6980 Lochland Road, New Tripoli, PA 18066.

Attorneys: Gregory J. Pavlovitz, Esquire, Pavlovitz & Fackenthal, LLC, 408 W. Market Street, 1st Floor, Pottsville, PA 17901.

**Ferraiolo, Guy D.**, dec'd.

Late of Whitehall Township.

Executrix: Denise Moy, 604 Orange Street, Selinsgrove, PA 17870.

Attorney: Brian J. Hinkle, Esquire, 2101 Market Street, Camp Hill, PA 17011.

**Frey, Nancy S.**, dec'd.

Late of 1287 Lehnert Road, Whitehall Township.

Executors: Christin S. Keiser and Devon L. Frey 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.

**Giralico, Benjamin N.**, dec'd.  
Late of the Township of Lynn.  
Executrix: Susan E. Giralico a/k/a Susan Giralico 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.

**Good, Rosemarie M. a/k/a Rosemarie Good**, dec'd.  
Late of Salisbury Twp.  
Executor: John Good c/o Paige Zirrieth, Esq., 1 Roberts Ave., Glenside, PA 19038.  
Attorney: Paige Zirrieth, Esquire, Klenk Law, LLC, 1 Roberts Ave., Glenside, PA 19038.

**Haas, Laird K.S.**, dec'd.  
Late of Heidelberg Township.  
Executor: Jeffrey K. Haas 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.

**Hanson, Corey a/k/a Corey D. Hanson**, dec'd.  
Late of Bethlehem City.  
Administratrix: Dawn E. Hanson c/o James M.P. Turner, Jr.,

Esq., 120 E. State St., #101, Media, PA 19063.  
Attorneys: James M.P. Turner, Jr., Esquire, Furia & Turner, LLC, 120 E. State St., #101, Media, PA 19063.

**Harka, Alyssa Kristine**, dec'd.  
Late of Bethlehem City.  
Administrator: Cory Ryan Harka c/o Kristen L. Behrens, Esquire, Dilworth Paxson LLP, 1500 Market St., #3500E, Philadelphia, PA 19102.  
Attorneys: Kristen L. Behrens, Esquire, Dilworth Paxson LLP, 1500 Market St., #3500E, Philadelphia, PA 19102.

**Jackson, Joyce F.**, dec'd.  
Late of the City of Bethlehem.  
Executrix: Ellen E. Brady c/o Dionysios C. Pappas, Esquire, Vasiliadis Pappas Associates, LLC, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020.  
Attorneys: Dionysios C. Pappas, Esquire, Vasiliadis Pappas Associates, LLC, 2551 Baglyos Circle, Suite A-14, Bethlehem, PA 18020.

**Kidd, Dale T.**, dec'd.  
Late of 622 N. Jefferson Street, Allentown.  
Executrix: Amy J. Miller, Esquire c/o Miller Thielen, P.C., 101 S. Richmond Street, Suite B, Fleetwood, PA 19522.  
Attorneys: Miller Thielen, P.C., 101 S. Richmond Street, Suite B, Fleetwood, PA 19522.

**Marsh, Luther R.**, dec'd.  
Late of Whitehall Township.  
Administrator: Kerry K. Marsh, 1787 Newport Avenue, Northampton, PA 18067.  
Attorney: John L. Obrecht, Esquire, 1731 Main Street, Northampton, PA 18067.

**Martin, Lucie Beal a/k/a Lucie B. Martin,** dec'd.

Late of Germansville.  
Co-Executors: John Daniel Martin and Susan B. Daugherty 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.

**Neff, Rosita L.,** dec'd.

Late of Allentown.  
Executor: Chad Neff c/o Traud Law Offices, 3055 College Heights Blvd., Suite 2A, Allentown, PA 18104.  
Attorney: Andrew C. Traud, Esquire, 3055 College Heights Blvd., Suite 2A, Allentown, PA 18104.

**Pavlik, Helen M. a/k/a Helen Marie Pavlik,** dec'd.

Late of Macungie.  
Executrix: Maureen Roman a/k/a Maureen A. Roman c/o Daniel K. McCarthy, Esquire, Davison & 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, Allentown, PA 18101.

**Penwarden, Jean K.,** dec'd.

Late of Bethlehem City.  
Executor: Steven Mittan c/o Carla Trongone, Esq., 333 N. Broad St., Lansdale, PA 19446.  
Attorneys: Carla Trongone, Esq., Law Offices of Carla Trongone, 333 N. Broad St., Lansdale, PA 19446.

**Sabo, Alverta a/k/a Alverta M. Sabo,** dec'd.

Late of Salisbury Township.  
Executrix: Rebecca Sabo c/o William W. Matz, Jr., Esquire, 211 W. Broad Street, Bethlehem, PA 18018-5517.  
Attorney: William W. Matz, Jr., Esquire, 211 W. Broad Street, Bethlehem, PA 18018-5517.

**Stump, Janet A.,** dec'd.

Late of 404 Benner Rd., 202, Allentown, PA 18104.  
Administrator: Carl A. Stump, 16 Ferebees Rd., Pine Grove, PA 17963.  
Attorneys: Lora J. McDonald, Esquire, Rubright, Domalakes, Troy & McDonald, 29 E. Main Street, P.O. Box 706, Schuylkill Haven, PA 17972.

**Sullivan, Judy A.,** dec'd.

Late of 2861 Birchwood Circle, Emmaus.  
Personal Representative: Marshall L. Sullivan 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.

**Svoboda, Suzanne L.,** dec'd.

Late of the City of Allentown.  
Executrix: Shari Lynn Svoboda c/o David W. Crosson, Esq., Crosson & Richetti LLC, 609 W. Hamilton St., Suite 301, Allentown, PA 18101.  
Attorneys: David W. Crosson, Esq., Crosson & Richetti LLC, 609 W. Hamilton St., Suite 301, Allentown, PA 18101.

**Timothy, Alice Mary**, dec'd.  
Late of 1930 Bevin Drive, Salisbury Township.  
Personal Representative: Timothy M. Custer a/k/a Timothy Custer c/o Catherine E. Sears, Esquire, Gross McGinley, LLP, 33 South 7th Street, P.O. Box 4060, Allentown, PA 18105-4060.  
Attorneys: Catherine E. Sears, Esquire, Gross McGinley, LLP, 33 South 7th Street, P.O. Box 4060, Allentown, PA 18105-4060.

**Tiwold, Joseph**, dec'd.  
Late of Whitehall.  
Executrix: Sharon K. Tiwold c/o Traud Law Offices, 3055 College Heights Blvd., Suite 2A, Allentown, PA 18104.  
Attorney: Andrew C. Traud, Esquire, 3055 College Heights Blvd., Suite 2A, Allentown, PA 18104.

**Williams, Shirley K.**, dec'd.  
Late of Allentown.  
Executrix: Patricia Bray, 2527 Kensington Ln., Trophy Club, TX 76262.

**NOTICE OF INCORPORATION**

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed on October 23, 2024, pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988 as amended, by the following corporation named:

**PAVD ENTERPRISES CORPORATION**

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**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: **2 SISTERS CLEANING SERVICE** with its principal place of business at: 1545 Kagwin Ave., Bethlehem, PA 18018.

The name and address of the person owning or interested in said business is: Mindy Barrientos, 1545 Kagwin Ave., Bethlehem, PA 18018.

The certificate will be filed on or after October 15, 2024.

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IN THE COURT OF COMMON PLEAS OF LEHIGH COUNTY, PENNSYLVANIA CIVIL DIVISION

NO. 2023-C-1253

NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING  
Plaintiff

vs.

ISRAEL ALEXANDER POLANCO GONZALEZ  
Defendant

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: ISRAEL ALEXANDER POLANCO GONZALEZ, 1235 W. Turner Street, Allentown, PA 18102 and 944 W. Gordon St., Allentown, PA 18102

DATE: August 27, 2024

Your house (real estate) at: 944 West Gordon Street, Allentown, PA 18102 is scheduled to be sold at Sheriffs Sale on December 20, 2024 at 10:00 a.m., at Room 131 on the 1st Floor in the Courthouse, Fifth and Hamilton Streets, Allentown, Pennsylvania, to enforce the judgment of \$119,718.63 plus interest from 06/15/2024 at \$21.94 per diem, obtained by NewRez LLC D/B/A Shellpoint Mortgage Servicing, against you.

NOTICE OF OWNER'S RIGHTS  
YOU MAY BE ABLE TO PREVENT  
THIS SHERIFF'S SALE

To prevent this Sheriff's Sale, you must take immediate action:

1. The sale will be cancelled if you pay back to Plaintiff the amount of the judgment plus interest, costs, and reasonable attorney fees due or the back payments, late charges, costs, interest and reasonable attorney fees due. To find out how much you must pay, you may call Hill Wallack LLP at (215) 579-7700.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may be able to stop the sale through other legal proceedings.

4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO  
SAVE YOUR PROPERTY AND  
YOU HAVE OTHER RIGHTS  
EVEN IF THE SHERIFF'S SALE  
DOES TAKE PLACE

1. If the Sheriffs Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling Hill Wallack LLP at (215) 579-7700.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call Hill Wallack LLP at (215) 579-7700.

4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff, and the Sheriff gives a deed to the buyer. At

that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.

7. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale.

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

Bar Association of Lehigh County  
1114 Walnut Street  
Allentown, PA 18102  
Phone: (610) 433-6204

**PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

MICHAEL J. SHAVEL, ESQ.

Attorney I.D.: 60554

JILL M. FEIN, ESQ.

Attorney I.D.: 318491

HILL WALLACK LLP

Attorneys for Plaintiff

1000 Floral Vale Blvd.

Suite 300

Yardley, PA 19067

Tel. (215) 579-7700

Fax (215) 579-9248

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NOTICE

NOTICE IS HEREBY GIVEN that on the 25th day of October, 2024 the Petition of Wendy Seng was filed in Lehigh County Court of Common Pleas at No. 2024-C-3494, seeking to



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change the name of minor child, Hunter Liam Seng to Hunter Liam Reiss. The Court has fixed January 8, 2025 at 9:30 A.M. in Courtroom 1B at the Historic Lehigh County Courthouse as the date for hearing of the Petition. All persons interested in the proposed change of name may appear and show cause, if any they have, why the prayer of the Petitioner should not be granted.

KAREN PALAZZO GRUBER, ESQ.  
2030 Tilghman St.  
Suite 200  
Allentown, PA 18104  
(610) 439-0593

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NOTICE

NOTICE IS HEREBY GIVEN that on the 25th day of October, 2024 the Petition of Wendy Seng was filed in Lehigh County Court of Common Pleas at No. 024-C-3494, seeking to change the name of minor child, Xander James Seng to Xander James Reiss. The Court has fixed January 8, 2025 at 9:30 A.M. in Courtroom 1B at the Historic Lehigh County Courthouse as the date for hearing of the Petition. All persons interested in the proposed change of name may appear and show cause, if any they have, why the prayer of the Petitioner should not be granted.

KAREN PALAZZO GRUBER, ESQ.  
2030 Tilghman St.  
Suite 200  
Allentown, PA 18104  
(610) 439-0593

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CHANGE OF NAME NOTICE

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

NO. 2024-C-3162

NOTICE IS HEREBY GIVEN that on October 2, 2024, the Petition of Darren Dries has been filed in the above-named Court, praying for a Decree to change the name of minor child from Daemon Francis Schum to Damon Anthony Dries.

The Court has fixed December 18, 2024 a 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.

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

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

**Friday, November 22, 2024**

*in the Courthouse, Fifth and Hamilton Streets, Allentown, Pennsylvania.*

*Purchasers Must Immediately Pay 10% of the Purchase Price by Certified Check.*

**NOTE: THE NOVEMBER 22, 2024 SHERIFF'S SALE ONLY WILL BE HELD IN COURTROOM 8.**

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. 24005283**

By virtue of a writ of execution No. 2023-C-2886, Arvest Bank, Successor in Interest By Merger to Arvest Central Mortgage Company f/k/a Central Mortgage Company v. Zueann Caraballo, owner of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 949 N. 13th Street, Allentown, PA 18102.

Tax Assessment Nos. 54975472-9790-1 and 54975473-8081-1.

Improvements thereon: Residential real estate.

Attorney  
Matthew C. Fallings, Esq.

**NO. 24005627**

By virtue of a writ of execution No. 2024-C-0451, Citizens Bank, N.A. v. Charles A.J. Halpin, III, Esquire, Personal Representative of the Estate of Tracy Lynn Hoffman a/k/a Tracy L. Hoffman, Deceased, owner of property situate in the Salisbury Township, Lehigh County, Pennsylvania, being 715 East Federal Street, Allentown, PA 18103.

Tax Assessment No. 64160565-8280-1.

Improvements thereon: Single family—detached.

Attorneys  
Gregory Javardian, Esquire  
Law Office of Gregory Javardian, LLC

**NO. 24005731**

By virtue of a writ of execution No. 2024-C-1326, Wells Fargo Bank, N.A. s/b/m Wachovia Bank, National Association v. Kevin M. Kaintz a/k/a Kevin Kaintz, owner of property situate in the Whitehall Township, Lehigh County, Pennsylvania, being 5202 Pennsylvania Street, Whitehall, PA 18052.

Tax Assessment No. 54898814-3442-1.

Improvements thereon: Single family dwelling.

Attorneys  
Cristina L. Connor, Esq.  
Manley Deas Kochalski LLC

**NO. 24005842**

By virtue of a writ of execution No. 2024-N-0503, Essa Bank & Trust, Successor-in-Interest By Merger to Eagle National Bank v. Fountain Hill

Property, LLC, owner of property situate in the Borough of Fountain Hill, Lehigh County, Pennsylvania, being 1106 Broadway, Bethlehem, PA 18015.

Tax Assessment No. 64272068-6496-1.

Improvements thereon: 2.5 story commercial building.

Attorney  
Jack M. Seitz, Esq.

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**NO. 24005852**

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By virtue of a writ of execution No. 2024-C-1439, Embassy Bank For The Lehigh Valley v. Julia A. Handlund, owner of property situate in the City of Bethlehem, Lehigh County, Pennsylvania, being 649 Prospect Avenue, Bethlehem, PA 18018.

Tax Assessment No. 64272783-4184-1.

Improvements thereon: 2.5 story single family residence with detached garage.

Attorney  
Jack M. Seitz, Esq.

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**NO. 24006059**

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By virtue of a writ of execution No. 2024-C-0263, Pennsylvania Housing Finance Agency v. Hector Donato-Rosario and Kiara Rivera, owners of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 612 South 5th Street, Allentown, PA 18103.

Tax Assessment No. 64063708-5703-1.

Improvements thereon: Residential, single-family dwelling row house.

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

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**NO. 24006084**

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By virtue of a writ of execution No. 2023-C-3148, U.S. Bank National

Association v. David Ziegler, Co-Executor of the Estate of Peter H. Kells; Stephanie Ziegler, Co-Executor of the Estate of Peter H. Kells, owners of property situate in the Lower Macungie Township, Lehigh County, Pennsylvania, being 8342 Spring Creek Rd., Alburtis, PA 18011.

Tax Assessment No. 54634827-2145-1.

Improvements thereon: Residential dwelling.

Attorneys  
Brock & Scott, PLLC

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**NO. 24006355**

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By virtue of a writ of execution No. 2024-C-1397, M&T Bank v. The Unknown Heirs of Curtis R. Bowen a/k/a Curtis Bowen, Deceased, owners of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 607 N. 13th Street AKA 607 13th Street North, Allentown, PA 18102.

Tax Assessment No. 54976262-0117-1.

Improvements thereon: Residential dwelling.

Attorneys  
KML Law Group, P.C.

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**NO. 24006356**

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By virtue of a writ of execution No. 2024-C-0801, Lakeview Loan Servicing, LLC v. Axsell Cruz a/k/a Axsell M. Cruz, owner of property situate in the Lower Macungie Township, Lehigh County, Pennsylvania, being 1036 Treeline Drive, Allentown, PA 18103.

Tax Assessment No. 54852626-3290-1.

Improvements thereon: Residential dwelling.

Attorneys  
KML Law Group, P.C.

**NO. 24006420**

By virtue of a writ of execution No. 2022-C-2149, Wilmington Trust Company, As Successor Trustee for The Mastr Asset Securitization Trust 2005-4, Mortgage Pass-Through Certificates, Series 2005-4 v. Karen L. Readinger; Todd Michael Readinger a/k/a Todd M. Readinger, owners of property situate in the Lower Milford Township, Lehigh County, Pennsylvania, being 7271 Leh Street, Coopersburg, PA 18036.

Tax Assessment No. 64028814-3729-1.

Improvements thereon: Residential dwelling.

Attorneys  
Brock & Scott, PLLC

**NO. 24006557**

By virtue of a writ of execution No. 2022-C-1631, Newrez LLC d/b/a Shellpoint Mortgage Servicing v. Christina Anne Clark, Administrator of the Estate of Daniel T. Knotts, Deceased, owner of property situate in the Salisbury Township, Lehigh County, Pennsylvania, being 1321 Byfield Street, Allentown, PA 18103.

Tax Assessment No. 64163605-0516-1.

Improvements thereon: Residential property.

Attorneys  
Jill M. Fein, Esq.  
Hill Wallack LLP

**NO. 24006558**

By virtue of a writ of execution No. 2023-C-3229, Wilmington Savings Fund Society, FSB, Not in Its Individual Capacity But Solely as Trustee of Reliant Trust v. Cindy Coles a/k/a Cynthia E. Coles, as Heir To the Estate of Eugene F. Strauss, Jr., Deceased and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under

Eugene F. Strauss, Jr., Deceased, owner of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 714 Nelson Street, Allentown, PA 18109.

Tax Assessment No. 64171722-3402-1.

Improvements thereon: Residential property.

Attorneys  
Jill M. Fein, Esq.  
Hill Wallack LLP

**NO. 24006576**

By virtue of a writ of execution No. 2024-C-1478, Embrace Home Loans, Inc. v. James Lauer a/k/a James M. Lauer, owner of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 927 South 14th Street, Allentown, PA 18103.

Tax Assessment No. 54968525-6106-1.

Improvements thereon: Single family residential dwelling.

Attorneys  
Hladik, Onorato & Federman, LLP

**NO. 24006612**

By virtue of a writ of execution No. 2023-C-3147, Wells Fargo Bank, N.A. v. Constance S. Sober a/k/a Connie A. Sober, owner of property situate in the Borough of Catasauqua, Lehigh County, Pennsylvania, being 609 Faith Drive, Catasauqua, PA 18032.

Tax Assessment No. 64084739-0110-1.

Improvements thereon: Residential dwelling.

Attorneys  
Brock & Scott, PLLC

**NO. 24006615**

By virtue of a writ of execution No. 2023-C-1876, Freedom Mortgage

Corporation v. Anthony J. Kistler, owner of property situate in the Washington Township, Lehigh County, Pennsylvania, being 2879 Cemetery Street, Slatington, PA 18080.

Tax Assessment No. 55610989-2122-1.

Improvements thereon: Residential dwelling.

Attorneys  
Brock & Scott, PLLC

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**NO. 24006686**

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By virtue of a writ of execution No. 2018-ML-0888, Borough of Fountain Hill v. Karen P. Tarboro, owner of property situate in the Borough of Fountain Hill, Lehigh County, Pennsylvania, being 1026 Cherokee St., Bethlehem, PA 18015.

Tax Assessment No. 64272183-9284-1.

Improvements thereon: Single family twin home.

Attorney  
F. Peter Lehr, Esq.

**NO. 24006689**

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By virtue of a writ of execution No. 2023-C-3072, American Bank v. Pandya Real Estate Holdings, LLC, owner of property situate in the City of Allentown, Lehigh County, Pennsylvania, being 727-737 Union Boulevard, Allentown, PA 18109 and 739-749 Union Boulevard, Allentown, PA 18109.

Tax Assessment Nos. 640778785777-1 & 640778867792-1.

Improvements thereon: Commercial building, retail store, and parking lot.

Attorneys  
Law Offices of Kevin T. Fogerty  
JOSEPH N. HANNA  
Sheriff of Lehigh County, PA  
David M. Backenstoe  
County Solicitor

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