

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

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.

SECOND 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.

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.

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.

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.

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.

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.

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.

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.

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

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

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.

THIRD PUBLICATION

Beckel, Theresa, dec'd.

Late of Whitehall Township.

Executor: Timothy W. Beckel, 5115 Elmhurst Drive, Schnecksville, PA 18078.

Attorney: John L. Obrecht, Esquire, 1731 Main Street, Northampton, PA 18067.

Bruchok, William J. a/k/a William Bruchok, dec'd.

Late of Lower Macungie Township.

Administratrix: Regina Bruchok 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.

Deutsch, Christine M., dec'd.

Late of Allentown.

Executors: Christine R. Leanch and Robert J. Deutsch 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.

Ferguson, Thomas F. a/k/a Thomas Francis Ferguson, dec'd.

Late of 1200 Spring Street, Bethlehem.

Executor: Timothy J. Ferguson, 1016 Saylor Drive, Temple, PA 19560.

Attorney: Robert D. Katzenmoyer, Esquire, 2309 Perkio-men Avenue, Reading, PA 19606.

Hartman, Joanne P., dec'd.

Late of Alburtis.

Executors: Jennifer L. Moccia and Michael K. Hartman 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.

Hebig, Harry L., dec'd.

Late of Allentown.

Executor: David P. Hebig, 5917 Elderberry Drive, Orefield, PA 18069.

Attorney: Dominic A. Farole, Esquire, 4622 Cortland Drive, Suite 1, Orefield, PA 18069.

Robbins, Max Leo a/k/a Max L. Robbins, dec'd.

Late of Allentown.

Executrix: Sharon J. Trinker c/o Norris McLaughlin, P.A., 515 West Hamilton Street, Suite 502, Allentown, PA 18101.

Attorneys: Judith A. Harris, Esquire, Norris McLaughlin, P.A., 515 West Hamilton Street, Suite 502, Allentown, PA 18101.

Siegmund, William P. a/k/a William Siegmund, dec'd.

Late of Slatington Borough.

Executors: Jason Floyd Siegmund and Betty Ruth Siegmund c/o Gary A. Zlotnick, Esq., Zarwin Baum DeVito Kaplan Schaer & Toddy, PC, One Commerce Sq., 2005 Market St., 16th Fl., Philadelphia, PA 19103.

Attorneys: Gary A. Zlotnick, Esq., Zarwin Baum DeVito Kaplan Schaer & Toddy, PC, One Commerce Sq., 2005 Market St., 16th Fl., Philadelphia, PA 19103.

Tudong, Juan N., dec'd.

Late of Whitehall.

Executrix: Jennifer Louise Butz-Smith a/k/a Jennifer Louise Butz 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

CHANGE OF NAME NOTICE

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

NO. 2024-C-3309

NOTICE IS HEREBY GIVEN that on 11th day of October, 2024, the Petition of Peigianne Schmoyer for a Change of Name has been filed in the

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above-named Court, praying for a Decree to change the name of Petitioner from Peigianne Schmoyer to Annie Brenna Schmoyer.

The Court has fixed December 27th, 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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CHANGE OF NAME NOTICE

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

NO. 2024-C-3443

NOTICE IS HEREBY GIVEN that on October 22, 2024, the Petition of Santiago Sepulveda Herrera for a Change of Name has been filed in the above-named Court, praying for a Decree to change the name of Petitioner from Santiago Sepulveda Herrera to Andrew Santiago Herrera.

The Court has fixed January 6, 2025 a 9:30 A.M. in Courtroom No. 1B, 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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CHANGE OF NAME NOTICE

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

NO. 2024-C-3387

NOTICE IS HEREBY GIVEN that on October 16, 2024, the Petition of Logan Marie Rutkowski for a Change of Name has been filed in the above-named Court, praying for a Decree to

change the name of Petitioner from Logan Marie Rutkowski to Logan Marie Garner.

The Court has fixed December 30, 2024 a 9:30 A.M. in Courtroom No. 5A, 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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TITLE SEARCH

2024-C-2628

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

Chevrolet Impala, 1995, VIN# 1G1BL52P2SR169774.

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

The court date is scheduled for: November 4, 2024, 9:30 A.M., Courtroom 1A, Judge Zachary Cohen, Lehigh County Courthouse, 455 West Hamilton Street, Allentown, PA 18101.

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

No.: 2023-C-3147

WELLS FARGO BANK, N.A.
Plaintiff

v.

CONSTANCE S. SOBER a/k/a
CONNIE A. SOBER
Defendant

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY

NOTICE TO: CONSTANCE S. SOBER
a/k/a CONNIE A. SOBER
Being Premises: 609 Faith Drive,
Catasauqua, PA 18032.

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Being in BOROUGH OF CATAQUA, County of LEHIGH, Commonwealth of Pennsylvania, 640847390110 1.

Improvements consist of residential property.

Sold as the property of Jack W. Sober and Constance S. Sober.

Your house (real estate) at 609 Faith Drive, Catasauqua, PA 18032 is scheduled to be sold at the Sheriffs Sale on January 24, 2025 at 10:00 AM, at the SOBER, JACK, LEHIGH COUNTY COURTHOUSE, 455 WEST HAMILTON STREET, ALLENTOWN, PA 18101, to enforce the Court Judgment of \$79,325.24 obtained by, WELLS FARGO BANK, N.A. (the mortgage), against the above premises.

Lawyer Referral Service
1114 W. Walnut St.
Allentown, PA 18102
TELEPHONE: (610) 433-7094
BROCK & SCOTT, PLLC
Attorney for Plaintiff
(844) 856-6646

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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 Unleashed Potential K9 Training Inc. with its principal place of 700 Smith St., #61070, SMB#73318, 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: Susie Kiehl, Rachel Marion and Michael Marion, 700 Smith St., #61070, Houston, TX 77002.

The Application has been filed on September 30, 2024.

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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

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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.

NO. 24005852

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.

NO. 24006059

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

NO. 24006084

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

NO. 24006355

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.

NO. 24006356

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

NO. 24006686

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

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. Fogarty
JOSEPH N. HANNA
Sheriff of Lehigh County, PA
David M. Backenstoe
County Solicitor

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