

*Erie  
County  
Legal  
Journal*

August 7, 2015

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98 ERIE

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# Erie County Legal Journal

*Reporting Decisions of the Courts of Erie County  
The Sixth Judicial District of Pennsylvania*

Managing Editor: Heidi M. Weismiller

**PLEASE NOTE: NOTICES MUST BE RECEIVED AT THE ERIE COUNTY BAR ASSOCIATION OFFICE BY 3:00 P.M. THE FRIDAY PRECEDING THE DATE OF PUBLICATION.**

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# Erie County Bar Association Calendar of Events and Seminars

**MONDAY, AUGUST 10, 2015**

*Buying or Selling from an Estate?*

*What You Need to Know about Inheritance Taxes*

ECBA Live Lunch-n-Learn Seminar

Bayfront Convention Center

12:15 p.m. - 1:15 p.m. (registration/lunch - 11:45 a.m.)

\$45 (ECBA member/non attorney staff)

\$58 (nonmember) \$30 (member judge not needing CLE)

1 hour substantive

To view PBI seminars visit the events calendar on the ECBA website  
<http://www.eriebar.com/public-calendar>

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- ▶ Look for this logo on the Erie County Bar Association website as well as Bar Association and Legal Journal websites across the state.
- ▶ It will take you to THE website for locating legal ads published in counties throughout Pennsylvania, a service of the Conference of County Legal Journals.

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Association



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IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE WESTERN DISTRICT OF PENNSYLVANIA

MOTION COURT DATES FOR JUDGE THOMAS P. AGRESTI  
ERIE AND PITTSBURGH DIVISION CASES

AUGUST 2015 NOTICE

The following is a list of *August 2015, September 2015 and October 2015* motion court dates and times to be used for the scheduling of motions pursuant to *Local Rule 9013-5(a)* before **Judge Thomas P. Agresti** in the Erie and Pittsburgh Divisions of the Court. The use of these dates for scheduling motions consistent with the requirements of *Local Rule 9013-5(a)* is summarized below and on Judge Agresti's website at: *www.pawb.uscourts.gov*. **The motions will be heard in the Erie Bankruptcy Courtroom, U.S. Courthouse, 17 South Park Row, Erie, PA 16501 and Courtroom C, 54th Floor, U.S. Steel Building, 600 Grant Street, Pittsburgh, PA 15219.**

Counsel for a moving party shall select one of the following dates and times for matters subject to the "self-scheduling" provisions of the *Local Bankruptcy Rules* and the Judge's procedures, insert same on the notice of hearing for the motion, and serve the notice on all respondents, trustee(s) and parties in interest. Where a particular type of motion is listed at a designated time, filers shall utilize that time for the indicated motions(s) *unless*: (a) special arrangements have been approved in advance by the Court, or, (b) another motion in the same bankruptcy case has already been set for hearing at a different time and the moving party chooses to use the same date and time as the previously scheduled matter.

**SCHEDULE CHAPTERS 13 & 12 MOTIONS ON:**

	9:30 a.m.: Open for all Erie & Pittsburgh Ch. 13 matters
Wednesday, August 19, 2015	10:00 a.m.: Open for all Erie & Pittsburgh Ch. 13 matters
Wednesday, September 16, 2015	10:30 a.m.: Open for all Erie & Pittsburgh Ch. 13 matters
Wednesday, October 14, 2015	11:00 a.m.: Ch. 13 Sale, Financing and Extend/Impose Stay and Ch. 12 matters at this time, only
	11:30 a.m.: Open for all Erie & Pittsburgh Ch. 13 matters

**NOTE: Judge Agresti will be conducting Erie and Pittsburgh Ch. 13 & Ch. 12 hearings in the morning, only.**

**SCHEDULE CHAPTERS 11 & 7 MOTIONS ON:**

Thursday, August 13, 2015	9:30 a.m.: Open for all Erie Ch. 11 matters
Thursday, August 27, 2015	10:00 a.m.: Open for all Erie Ch. 11 matters
Thursday, September 10, 2015	- Ch. 11 Sale motions at this time, only
Thursday, September 24, 2015	10:30 a.m.: Open for all Erie Ch. 7 matters
Thursday, October 8, 2015	11:00 a.m.: Open for all Erie Ch. 7 matters**
Thursday, October 29, 2015	11:30 a.m.: Ch. 7 Sale motions at this time, only

*\*\*All motions to Extend/Impose Stay are to be scheduled at 11:00 a.m.*

**NOTE: Beginning with the June 4, 2015 hearings, Judge Agresti will be conducting Erie and Pittsburgh Ch. 11 & Ch. 7 hearings in the morning. Please select the above times, only.**

***ALL OF THE ABOVE DATES ARE SUBJECT TO REVISION. Please check each month for any changes in the dates that have been published previously. THIS SCHEDULE CAN BE VIEWED ON PACER (Public Access to Court Electronic Records) and on the Court's Web Site ([www.pawb.uscourts.gov](http://www.pawb.uscourts.gov)).***

Michael R. Rhodes  
Clerk of Court

Aug. 7



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**CERTIFICATE OF AUTHORITY NOTICE**

NOTICE IS HEREBY GIVEN that an Application for Certificate of Authority has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on or about June 19, 2015, for a foreign corporation with a registered address in the state of Pennsylvania as follows:

Skyemed, Inc.  
c/o Corporation Creations Network Inc.

This corporation is incorporated under the laws of Florida. The address of its principal office under the laws of its jurisdiction in which it is incorporated is 1332 N. Federal Highway, Pompano Beach, FL 33062. The corporation has been qualified in Pennsylvania under the provisions of the Business Corporation Law of 1988, as amended.

Aug. 7

**LEGAL NOTICE**

IN THE COURT OF COMMON PLEAS OF LANCASTER COUNTY, PENNSYLVANIA ORPHANS' COURT DIVISION

In Re: Adoption of:  
E'MANI KING JONES  
Male Minor Child  
Date of Birth: 08/21/2014

No. 2015-1472  
NOTICE OF TERMINATION OF PARENTAL RIGHTS HEARING AND NOTICE REQUIRED BY ACT 101 OF 2010.  
23 Pa. C.S. §§2733(c)

To: JAMAL JONES  
A Petition has been filed asking the Court to put an end to all rights you have to your child, E'MANI KING JONES. The Court has set a hearing to consider ending your rights to your child. That hearing will be held on the 27th day of August, 2015, at 10:40 o'clock a.m. in Courtroom No. 6 of the Lancaster County Courthouse, 50 North Duke Street, Lancaster, Pennsylvania. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you, and your rights to your child may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer. 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 set forth below to find out where you can get legal help.

Court Administrator  
Court Administrator's Office  
Lancaster County Courthouse  
50 North Duke Street  
Lancaster, Pennsylvania 17602

Telephone Number (717) 299-8041

You are hereby informed of an important option that may be available to you under Pennsylvania law. Act 101 of 2010 allows for an enforceable voluntary agreement for continuing contact or communication with your child following an adoption.  
YOUNG & YOUNG  
44 South Main Street  
Manheim, PA 17545

Jul. 31 and Aug. 7

**LEGAL NOTICE**

The Millcreek Township School District has filed a petition to approve the private sale of real property commonly referred to as a portion of the Ridgefield Elementary School Property, 5.838 acres, located on the parcel of land bearing Erie County tax identification number 33-074-320.0-001.00, to VNET Holdings LLC. Any resident of the Millcreek Township School District who wishes to show cause why the private sale should not be approved must appear at a public hearing on September 8, 2015 at 9:30 a.m., in Judge John Garhart's courtroom, Courtroom D, Erie County Courthouse, 140 West Sixth Street, Erie, PA 16501.

Jul. 24, 31 and Aug. 7

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**SHERIFF SALES**

Notice is hereby given that by virtue of sundry Writs of Execution, issued out of the Courts of Common Pleas of Erie County, Pennsylvania, and to me directed, the following described property will be sold at the Erie County Courthouse, Erie, Pennsylvania on

**AUGUST 21, 2015  
at 10:00 AM**

All parties in interest and claimants are further notified that a schedule of distribution will be on file in the Sheriff's Office no later than 30 days after the date of sale of any property sold hereunder, and distribution of the proceeds made 10 days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

All bidders are notified prior to bidding that they MUST possess a cashier's or certified check in the amount of their highest bid or have a letter from their lending institution guaranteeing that funds in the amount of the bid are immediately available. If the money is not paid immediately after the property is struck off, it will be put up again and sold, and the purchaser held responsible for any loss, and in no case will a deed be delivered until money is paid.

John T. Loomis  
Sheriff of Erie County

Jul. 31 and Aug. 7, 14

**SALE NO. 1**

**Ex. #10629 of 2015  
MARQUETTE SAVINGS  
BANK, Plaintiff  
v.**

**HERMAN HORSTMAN and  
JOHN FRANCIS HORSTMAN  
and OCCUPANTS, Defendants  
SHERIFF'S SALE**

By virtue of a Writ of Execution filed at No. 2015-10629, Marquette Savings Bank vs. Herman Horstman and John Francis Horstman, owners of property situate in the City of Erie, Erie County, Pennsylvania being: 1973 Glendale Avenue, Erie, Pennsylvania.  
60' X 130' X 60' X 130'  
Assessment Map Number: (18) 51-28-242

Assessed Value Figure: \$83,900.00  
Improvement Thereon: Residence  
Eugene C. Sundberg, Jr., Esq.  
Marsh Spaeder Baur Spaeder & SchAAF, LLP  
300 State Street, Suite 300  
Erie, Pennsylvania 16507  
(814) 456-5301

Jul 31 and Aug. 7, 14

**SALE NO. 2**

**Ex. #10369 of 2014  
MARQUETTE SAVINGS  
BANK, Plaintiff**

v.

**AARON E. MOSES and  
NICOLE M. EDWARDS a/k/a  
NICHOLE M. EDWARDS,  
Defendants  
SHERIFF'S SALE**

By virtue of a Writ of Execution filed at No. 2014-10369, Marquette Savings Bank vs. Aaron E. Moses and Nicole M. Edwards, owners of property situate in the City of Erie, Erie County, Pennsylvania being: 1505 West 22nd Street, Erie, Pennsylvania.

54' X 122.27' X 54' X 122.21'  
Assessment Map Number: (19) 6247-204

Assessed Value Figure: \$93,600.00  
Improvement Thereon: Residence  
Eugene C. Sundberg, Jr., Esq.  
Marsh Spaeder Baur Spaeder & SchAAF, LLP  
300 State Street, Suite 300  
Erie, Pennsylvania 16507  
(814) 456-5301

Jul 31 and Aug. 7, 14

**SALE NO. 5**

**Ex. #11065 of 2015  
CENTURY RECYCLERS, INC.,  
a Colorado corporation d/b/a  
CENTURY ENTERPRISES,  
INC., Plaintiff  
v.**

**ELK CREEK SALVAGE, INC.,  
a Pennsylvania corporation;  
LEWIS START, A/K/A LEWIS  
START, JR., a Pennsylvania  
resident, in his individual  
capacity and RENEE MILLER,  
a Pennsylvania resident, in her  
individual capacity, Defendants  
ADVERTISING DESCRIPTION**

By virtue of Writ of Execution filed at No. 11065-2015, Century

Recyclers, Inc., a Colorado corporation d/b/a Century Recyclers, Inc. v. Elk Creek Salvage, Inc., a Pennsylvania corporation, Lewis Start, a/k/a Lewis Start, Jr., a Pennsylvania resident, in his individual capacity and Renee Miller, a Pennsylvania resident, in her individual capacity, owner of the following properties identified below:

1) Situate in the Township, of Franklin, County of Erie, and Commonwealth of Pennsylvania at 10610 Route 98, Edinboro, Pennsylvania:

Assessment Map No.: (22)7-26-4.03  
Assessed Value Figure: \$53,400.00  
Improvement Thereon: approximately 13.7100 acres of land with a single-wide mobile home and other improvements  
Michael S. Jan Janin, Esquire  
Pa. I.D. No. 38880  
The Quinn Law Firm  
2222 West Grandview Boulevard  
Erie, PA 16506  
(814) 833-2222

Jul 31 and Aug. 7, 14

**SALE NO. 6**

**Ex. #12903 of 2014  
ADOLPH M. DUPRE, Plaintiff  
v.**

**J. WILLIAM PUSTELAK,  
AUDREY PUSTELAK and  
THE UNITED STATES OF  
AMERICA, Defendants  
SHORT DESCRIPTION**

By virtue of a Writ of Execution filed to No. 12903-2014 Adolph M. Dupre vs. J. William Pustelak, Audrey Pustelak and The United States of America

J. William Pustelak and Audrey Pustelak, owners of property situated in Township of Summit, Erie County, Pennsylvania being 8990 Peach Street Lot A-1 and Lot A-2

Lot A-1-24.635 acres Lot A-2 24.635 acres  
(40) 19-83-10.02 and (40) 19-83-10.03

387,712.00

Vacant Land

David E. Holland  
MacDONALD, ILLIG, JONES & BRITTON LLP



100 State Street, Suite 700  
 Erie, Pennsylvania 16507-1459  
 (814) 870-7755  
 July 31 and Aug. 7, 14

**SALE NO. 7**

**Ex. #11750 of 2014**  
**PNC BANK, NATIONAL ASSOCIATION**  
 v.  
**JEAN I. KINDLAND, EXECUTRIX OF THE ESTATE OF PATRICIA A. IRVINE**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No.11750-14 PNC BANK, NATIONAL ASSOCIATION vs. JEAN I. KINDLAND, EXECUTRIX OF THE ESTATE OF PATRICIA A. IRVINE  
 JEAN I. KINDLAND, EXECUTRIX OF THE ESTATE OF PATRICIA A. IRVINE, owner(s) of property situated in 4<sup>th</sup> WARD, CITY OF ERIE, Erie County, Pennsylvania being 338 SHENLEY DRIVE, ERIE, PA 16505  
 1414 square feet  
 Assessment Map number: (17) 4133-101  
 Assessed Value figure: \$ 140,800  
 Improvement thereon: two-story single dwelling and two-car garage  
 Brett A. Solomon, Esquire  
 Michael C. Mazack, Esquire  
 1500 One PPG Place  
 Pittsburgh, PA 15222  
 (412) 566-1212

July 31 and Aug. 7, 14

**SALE NO. 8**

**Ex. #13345 of 2014**  
**PNC BANK, NATIONAL ASSOCIATION**  
 v.  
**MIA N. LEHMAN, a/k/a MIA N. BRUNO**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 13345-14 PNC BANK, NATIONAL ASSOCIATION vs. MIA N. LEHMAN, a/k/a MIA N. BRUNO  
 MIA N. LEHMAN, a/k/a MIA N. BRUNO, owner(s) of proper situated in 4th WARD CITY OF ERIE, Erie County, Pennsylvania being 210 LIBERTY STREET,

ERIE, PA 16507  
 0.1177 acre  
 Assessment Map number: (17) 4027-205  
 Assessed Value figure: \$ 60,100  
 Improvement thereon: frame dwelling  
 Brett A. Solomon, Esquire  
 Michael C. Mazack, Esquire  
 1500 One PPG Place  
 Pittsburgh, PA 15222  
 (412) 566-1212

July 31 and Aug. 7, 14

**SALE NO. 9**

**Ex. #10440 of 2015**  
**Wells Fargo Bank, N.A., Plaintiff**  
 v.  
**Pauline S. Devlin a/k/a Pauline Devlin**  
**Jerome A. Devlin, Jr a/k/a Jerome Devlin, Jr., Defendant(s)**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 10440-15 Wells Fargo Bank, N.A. vs. Pauline S. Devlin a/k/a Pauline Devlin, Jerome A. Devlin, Jr. a/k/a Jerome Devlin, Jr.  
 Amount Due: \$102,733.75  
 Pauline S. Devlin a/k/a Pauline Devlin, Jerome A. Devlin, Jr a/k/a Jerome Devlin, Jr., owner(s) of property situated in GREENE TOWNSHIP, Erie County, Pennsylvania being 8823 Kirsch Road, Erie, PA 16510-5017  
 Dimensions: 150.66 X 200.88  
 Acreage: 0.6948

Assessment Map number: 25009029006100  
 Assessed Value: 112,400.00  
 Improvement thereon: Residential  
 Phelan Hallinan Diamond & Jones, LLP  
 One Penn Center at Suburban Station, Suite 1400  
 1617 John F. Kennedy Boulevard  
 Philadelphia, PA 19103-1814  
 (215)563-7000

July 31 and Aug. 7, 14

**SALE NO. 10**

**Ex. #10239 of 2015**  
**Wells Fargo Bank, NA, Plaintiff**  
 v.  
**Betty L. Hummel, Cheryl Strobel, Karen Wotus, Mark Hummel, Defendant(s)**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 10239-15, Wells Fargo Bank, NA vs. Betty L. Hummel, Cheryl Strobel, Karen Wotus, Mark Hummel  
 Amount Due: \$84,339.79  
 Betty L. Hummel, Cheryl Strobel, Karen Wotus, Mark Hummel, owner(s) of property situated in UNION CITY BOROUGH, Erie County, Pennsylvania being 33 Graves Street, Union City, PA 16438-1128  
 Assessment Map number: 41012045000600  
 Assessed Value: \$74,000  
 Improvement thereon: residential  
 Phelan Hallinan Diamond & Jones, LLP  
 One Penn Center at Suburban Station, Suite 1400  
 1617 John F. Kennedy Boulevard  
 Philadelphia, PA 19103-1814  
 (215)563-7000

July 31 and Aug. 7, 14

**SALE NO. 11**

**Ex. #10013 of 2015**  
**Citifinancial Servicing LLC, Plaintiff**  
 v.  
**Gary J. Palmer, Tiffani D. Palmer, Defendants**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 10013-15, Citifinancial Servicing LLC vs. Gary J. Palmer, Tiffani D. Palmer  
 Amount Due: \$60,394.74  
 Gary J. Palmer, Tiffani D. Palmer, owner(s) of property situated in ELGIN BOROUGH, Erie County, Pennsylvania, being 18265 Main Street, Elgin, PA 16413.  
 Acreage: 7.454  
 Assessment Map Number: 12008002001401  
 Assessed Value Figure: \$67,200.00  
 Improvement Thereon: Residential  
 Eugene C. Sundberg, Jr., Esq.  
 Phelan Hallinan Diamond & Jones, LLP  
 One Penn Center at Suburban Station, Suite 1400  
 1617 John F. Kennedy Boulevard  
 Philadelphia, PA 19103-1814  
 (212) 563-7000

July 31 and Aug. 7, 14



**SALE NO. 12**  
**Ex. #10692 of 2014**  
**Bank of America, N.A., Plaintiff**  
 v.  
**Christina Ruark, a/k/a Christina M. Ruark, Jamie S. Ruark, Defendants**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 2014-10692 Bank of America, N.A. vs. Christina Ruark, a/k/a Christina M. Ruark, Jamie S. Ruark

Amount Due: \$49,054.83  
 Christina Ruark, a/k/a Christina M. Ruark, Jamie S. Ruark, owner(s) of property situated in ERIE CITY, Erie County, Pennsylvania being 246 East 27<sup>th</sup> Street, Erie, PA 16504-1006.

Acreeage: 0.0676  
 Assessment Map Number: 18050081021900

Assessed Value Figure: \$69,910  
 Improvement Thereon: Residential Phelan Hallinan Diamond & Jones, LLP

One Penn Center at Suburban Station, Suite 1400  
 1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814  
 (212) 563-7000

July 31 and Aug. 7, 14

**SALE NO. 13**  
**Ex. #10911 of 2015**  
**Pennymac Loan Services, LLC, Plaintiff**  
 v.

**Jonathan P. Stubenhofer a/k/a Jonathon Stubenhofer, Defendant**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 10911-15 Pennymac Loan Services, LLC vs. Jonathan P. Stubenhofer a/k/a Jonathon Stubenhofer

Amount Due: \$258,689.04  
 Jonathan P. Stubenhofer a/k/a Jonathon Stubenhofer, owner(s) of property situated in MILLCREEK TOWNSHIP, Erie County, Pennsylvania, being 5157 Coventry Drive, Erie, PA 16506-6105

Dimensions: 00.09X160  
 Acreeage: 0.3670  
 Assessment Map Number: 33128376401400

Assessed Value Figure: \$246,140.00

Improvement Thereon: Residential Phelan Hallinan Diamond & Jones, LLP  
 One Penn Center at Suburban Station, Suite 1400  
 1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814  
 (212) 563-7000

July 31 and Aug. 7, 14

**SALE NO. 14**  
**Ex. #10564 of 2015**  
**Wells Fargo Financial Pennsylvania, Plaintiff**  
 v.  
**Joseph J. White, Lori K. White, Defendant(s)**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 10564-15 Wells Fargo Financial Pennsylvania, Inc. vs. Joseph J. White, Lori K. White  
 Amount Due: \$170,651.76

Joseph J. White, Lori K. White, owner(s) of property situated in ALBION BOROUGH, Erie County, Pennsylvania being 60 Umburn Drive, Albion, PA 16401-1323.  
 Amount Due: \$170,651.76

Dimensions: 140 X 156.6  
 Acreeage: 0.5030

Assessment Map Number: 01008035002301, 01008035002303  
 Assessed Value Figure: \$131,400.00

Improvement Thereon: Residential Phelan Hallinan Diamond & Jones, LLP

One Penn Center at Suburban Station, Suite 1400  
 1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814  
 (212) 563-7000

July 31 and Aug. 7, 14

**SALE NO. 15**  
**Ex. #13505 of 2014**  
**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff**  
 v.

**TARA L. ADAMS SAMUEL M. ADAMS A/K/A SAMUEL ADAMS, Defendants**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 13505-14 U.S. Bank National Association, as Trustee for

the Pennsylvania Housing Finance Agency vs. Tara L. Adams, Samuel M. Adams a/k/a Samuel Adams  
 Real Estate: 3010 CHESTNUT STREET, ERIE, PA 16508  
 Municipality: City of Erie Erie County, Pennsylvania.  
 Dimensions: 120 x 35  
 Instrument No. 2010-007113  
 Tax I.D. (19) 6049-203  
 Assessment: \$10,900 (Land) \$55,000 (Bldg)

Improvement Thereon: a residential dwelling house as identified above  
 Leon P. Haller, Esquire Purcell, Krug & Haller  
 1719 North Front Street Harrisburg, PA 17104  
 (717) 234-4178

July 31 and Aug. 7, 14

**SALE NO. 16**  
**Ex. #12634 of 2014**  
**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff**  
 v.  
**HARTWELL TAYLOR DAVIS AND MARION J. DAVIS N/K/A MARION J. STEDMAN, Defendant(s)**  
**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 12634-14 U.S. Bank National Association, as Trustee for the Pennsylvania Housing Finance Agency vs. Hartwell Taylor Davis and Marion J. Davis n/k/a Marion J. Stedman

Real Estate: 2424 WAYNE STREET, ERIE, PA 16503  
 Municipality: City of Erie Erie County, Pennsylvania.

Dimensions: 65 x 55  
 See Deed Book 659, Page 2010  
 Tax I.D. (18) 5031-200  
 Assessment: \$53,300 (Land) \$45,000 (Bldg)

Improvement Thereon: a residential dwelling house as identified above  
 Leon P. Haller, Esquire Purcell, Krug & Haller  
 1719 North Front Street Harrisburg, PA 17104  
 (717) 234-4178

July 31 and Aug. 7, 14

**SALE NO. 17**  
**Ex. #10549 of 2015**  
**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff**

**v.**  
**MELISA J. MARKHAM, Defendant(s)**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 2015-10549 U.S. Bank National Association, as Trustee for the Pennsylvania Housing Finance Agency vs. Melisa J. Markham Real Estate: 3208 GLENWOOD PARK AVENUE, ERIE, PA 16508 Municipality: City of Erie Erie County, Pennsylvania See Deed Book 1168, Page 526 Tax I.D. (18) 5329-128 Assessment: \$16,800 (Land) \$52,820 (Bldg) Improvement Thereon: a residential dwelling house as identified above Leon P. Haller, Esquire Purcell, Krug & Haller 1719 North Front Street Harrisburg, PA 17104 (717) 234-4178

July 31 and Aug. 7, 14

**SALE NO. 18**  
**Ex. #10413 of 2013**  
**U.S. Bank National Association (Trustee for the Pennsylvania Housing Finance Agency Pursuant to a Trust Indenture dated as of April, 1, 1982), Plaintiff**

**v.**  
**Jeffery A. Rea and All Other Heirs of Kelly A. Rea a.k.a. Kelly Frazzini, Known or Unknown, Defendants**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 2013-10413, U.S. Bank, National Association, et al vs. Jeffery A. Rea, et al, owner(s) of property situated in Erie City, Erie County, Pennsylvania being 747 E. 5th Street, Erie, PA 16507. Dimensions: 1232 Sq. Ft. 0.1049 acreage Assessment Map Number: 14010023011100 Assessed Value figure: \$30,660.66

Improvement thereon: Dwelling Louis P. Vitti, Esquire Attorney for Plaintiff 215 Fourth Avenue Pittsburgh, PA 15222 (412) 281-1725

July 31 and Aug. 7, 14

**SALE NO. 19**  
**Ex. #10683 of 2015**  
**Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2003-5 Asset-Backed Certificates, Series 2003-5, Plaintiff**

**v.**  
**OSCAR J LONGO, Defendant**  
**SHORT DESCRIPTION**  
 ALL THAT CERTAIN LOT OF LAND SITUATE IN BOROUGH OF EDINBORO, ERIE COUNTY, PENNSYLVANIA BEING KNOWN AS 101 Georgian Drive, Edinboro, PA 16412. Parcel Number: 11001011002200 Improvements: Residential Property UDREN LAW OFFICES, P.C. Elizabeth L. Wassall, Esq. PA ID 77768 111 Woodcrest Road, Suite 200 Cherry Hill, NJ 08003-3620 856-669-5400

July 31 and Aug. 7, 14

**SALE NO. 20**  
**Ex. #12973 of 2014**  
**PNC BANK, N.A., Plaintiff**  
**v.**  
**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EUGENE C. REITER, Defendants**  
**SHORT DESCRIPTION**

ALL THAT CERTAIN LOT OF LAND SITUATE IN CITY OF ERIE, ERIE COUNTY, PENNSYLVANIA BEING KNOWN AS 1035 E 11th Street, Erie, PA 16503. PARCEL NUMBER: 15-2046-112 IMPROVEMENT: Residential Property UDREN LAW OFFICES, P.C. Sherri J. Braunstein, Esq. PA ID 90675 111 Woodcrest Road, Suite 200

Cherry Hill, NJ 08003-3620 856-669-5400  
 July 31 and Aug. 7, 14

**SALE NO. 21**  
**Ex. #10927 of 2015**  
**M&T BANK, Plaintiff**  
**v.**  
**NORETA OTTO as Administrator of the Estate of Ronald Arron Walker a/k/a Ronald A. Walker, Deceased, Defendants**

**LEGAL DESCRIPTION**  
 All that certain piece or parcel of land situate in the Township of North East, County of Erie and Commonwealth of Pennsylvania, being Lot No. 9 of the subdivision known as "Replot of a Portion of the Bernwood Park Subdivision" recorded in Erie County Map Book 26, page 196. Excepting and Reserving therefrom a five (5) foot utility, drainage, and buffer easement along the south line of Parkway Drive, perimeter of Alder Court, East and West line of Cedar Drive, East line of Lots 2, 3, and 4 East line of Loomis Street, and the North side of Baker Run Creek.

Said premises having erected thereon a dwelling commonly known as 11163 Alder Court, North East, Pennsylvania, and being further identified by Erie County. Assessment Index Number (37) 41-88-5. PARCEL #: 37-041-0880-00500 PROPERTY ADDRESS: 11163 Alder Court North East, PA 16428. KML Law Group, P.C. Suite 5000 - BNY Independence Center, 701 Market Street Philadelphia, PA 19106 (215) 627-1322  
 July 31 and Aug. 7, 14

**SALE NO. 22**  
**Ex. #10581 of 2015**  
**Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities, Inc., Asset-Backed Pass-Through Certificates, Series 2005-R5, c/o Owcen Loan Servicing, LLC**  
**v.**

**Robert L. Marsh  
Christina M. Marsh**

**LEGAL DESCRIPTION**

ALL that certain piece or parcel of land situate in the City of Erie, County of Erie and Commonwealth of Pennsylvania, bounded and described as follows, to-wit: Being Lot Nos. 1 and 2 of Block "A" of the Andrews Land Company Subdivision of Reserve Tract No. 33, as shown in Erie County Map

Book No. 1 at Pages 374 and 375.  
ALSO KNOWN AS: 2805 Ash Street, Erie, PA 16504  
PARCEL # 1805006502200 and 18050065021900  
BEING the same premises which Patricia Bielinski, single, by Deed dated December 8, 1995 and recorded on December 11, 1995 in the office of the recorder of deeds in and for Erie County at book 0416 page 1557 granted and conveyed

unto Robert L. Marsh and Christina M. Marsh, his wife, as tenants by the entireties with the right of survivorship.  
M. TROY FREEDMAN, ESQUIRE  
STERN & EISENBERG, PC  
1581 Main Street, Suite 200  
The Shops at Valley Square  
Warrington, PA 18976  
(215) 572-8111

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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. All persons having claims or demands against said estates are requested to make known the same and all persons indebted to said estates are requested to make payment without delay to the executors or their attorneys named below.

**FIRST PUBLICATION**

**CHAPIN, BEVERLY J.,  
deceased**

Late of the City of Erie, County of Erie, and State of Pennsylvania  
*Administratrix:* Karen E. Chapin, 627 James Street, Springdale, PA 15144  
*Attorney:* Richard T. Ruth, Esq., 1026 West 26th St., Erie, PA 16508

**CRAIG, RALPH K.,  
deceased**

Late of the Township of Millcreek, County of Erie, Pennsylvania  
*Executor:* Thomas Craig, c/o 150 East 8th Street, Erie, PA 16501  
*Attorney:* Gregory L. Heidt, Esquire, 150 East 8th Street, Erie, PA 16501

**KOZLOWSKI, NELLIE,  
deceased**

Late of the City of Erie, County of Erie, and Commonwealth of Pennsylvania  
*Executrix:* Mary Ann Kozlowski, c/o 456 West Sixth Street, Erie, PA 16507-1216  
*Attorney:* Thomas J. Buseck, Esquire, The McDonald Group, L.L.P., 456 West Sixth Street, Erie, PA 16507-1216

**ROSENTHAL, NORMA J.,  
deceased**

Late of the Township of Summit, County of Erie, Commonwealth of Pennsylvania  
*Executrix:* Mary E. Essigmann, 8490 Dundee Road, Erie, PA 16509-5402  
*Attorney:* Shaun B. Adrian, Esquire, MacDonald, Illig, Jones & Britton LLP, 100 State Street, Suite 700, Erie, Pennsylvania 16507-1459

**SCHAAL, RICHARD CALVIN,  
a/k/a, SCHAAL, RICHARD C.,  
deceased**

Late of Millcreek Township, Erie County, Pennsylvania  
*Executor:* Joseph M. Hermann, III, c/o Jeffrey J. Cole, Esq., 2014 West 8th Street, Erie, PA 16505  
*Attorney:* Jeffrey J. Cole, 2014 West 8th Street, Erie, PA 16505

**SECOND PUBLICATION**

**DOTY, LOUISE, M.,  
deceased**

Late of City of Erie  
*Executor:* Thomas A. Parker, 768 East 34th Street, Erie, PA 16504  
*Attorney:* Michael A. Fetzner, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**FROELICH, RONALD A., a/k/a  
RON FROELICH,  
deceased**

Late of the Township of Summit, County of Erie and Commonwealth of Pennsylvania  
*Executrix:* Sandra Brown, c/o 3305 Pittsburgh Avenue, Erie, Pennsylvania 16508  
*Attorney:* Vlahos Law Firm, P.C., 3305 Pittsburgh Avenue, Erie, Pennsylvania 16508

**HAENER, FRED THOMAS, a/k/a  
FRED T. HAENER  
deceased**

Late of the Township of Millcreek, Commonwealth of Pennsylvania  
*Executor:* Fred D. Haener, c/o Richard A. Vendetti, Esquire, 3820 Liberty Street, Erie, Pennsylvania, 16509  
*Attorney:* Richard A. Vendetti, Esq., Vendetti & Vendetti, 3820 Liberty Street, Erie, PA 16509

**KRACK, ALICE V.,  
deceased**

Late of the City of Erie  
*Co-Executors:* Elizabeth M. Gutting and David A. Krack, c/o 305 West 6th Street, Erie, PA 16507  
*Attorney:* Joseph M. Walsh, III, Esq., Shapira, Hutzelman, Smith and Walsh, 305 West 6th Street, Erie, PA 16507

**LETIZIO, JUDITH ANN, a/k/a  
JUDITH A. LETIZIO,  
deceased**

Late of the City of Erie, Commonwealth of Pennsylvania  
*Executor:* Joseph Letizio, c/o Richard A. Vendetti, Esquire, 3820 Liberty Street, Erie, Pennsylvania, 16509  
*Attorney:* Richard A. Vendetti, Esq. Vendetti & Vendetti, 3820 Liberty Street, Erie, PA 16509

**MATUSZAK, REV. EDWARD S.,  
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania  
*Executrix:* Carole McFadden, c/o 3305 Pittsburgh Avenue, Erie, Pennsylvania 16508  
*Attorney:* Vlahos Law Firm, P.C., 3305 Pittsburgh Avenue, Erie, Pennsylvania 16508

**MUTH, BLAIR M.,  
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania

*Executrix:* Linda Bartnicki, c/o 504 State Street, 3rd Floor, Erie, PA 16501

*Attorney:* Michael J. Nies, Esquire, 504 State Street, 3rd Floor, Erie, PA 16501

**NEITHAMER, CALVIN D.,  
deceased**

Late of Milcreek Township

*Executrix:* Mary L. Neithamer, c/o 246 West 10th Street, Erie, PA 16501

*Attorney:* Evan E. Adair, Esq., 246 West 10th Street, Erie, PA 16501

**SWARTZ, GLADYS F.,  
deceased**

Late of City of Erie, Erie County, PA

*Executrix:* Adarsh K. Khalsa, c/o 120 West 10th Street, Erie, PA 16501

*Attorney:* Christine Hall McClure, Esquire, Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**THIRD PUBLICATION****BENNETT, WALTER S.,  
deceased**

Late of City of Erie, County of Erie, Commonwealth of Pennsylvania

*Executor:* Thomas Novitsky, 2245 Glenwood Rd., Vestal, NY 13850

*Attorney:* Richard A. Porach, Esq., Hodzic & Porach LLC, 1100 Washington Avenue, Suite 308, Carnegie, PA 15106

**BRICKER, MARY H., a/k/a  
MARY HELEN BRICKER,  
deceased**

Late of the Township of Fairview, County of Erie, Commonwealth of Pennsylvania

*Executrix:* Melanie A. Bricker, 1578 Raub Road, Franklinville, NY 14737-9509

*Attorneys:* MacDonald, Illig, Jones & Britton LLP, 100 State Street, Suite 700, Erie, Pennsylvania, 16507-1459

**DAVIS, MARK A.,  
deceased**

Late of the Township of Lawrence Park, County of Erie, State of Pennsylvania

*Executrix:* Valerie L. Mayle, c/o 78 East Main Street, North East, PA 16428

*Attorney:* John C. Brydon, 78 East Main Street, North East, PA 16428

**DUDLEY, AURELIA M.,  
deceased**

Late of North East Township, Erie County, Pennsylvania

*Executor:* James D. Mackey, c/o 3209 East Avenue, Erie, PA 16504

*Attorney:* Cathy M. Lojewski, Esq., 3209 East Avenue, Erie, PA 16504

**HAVRILLA, IRENE,  
deceased**

Late of the Township of McKean, County of Erie, State of Pennsylvania

*Executor:* Steven Stauber, 8632 Bargain Road, McKean, PA 16426

*Attorney:* Edwin W. Smith, Esq., Shapira, Hutzelman, Smith & Walsh, 305 West Sixth Street, Erie, PA 16507

**HOLMES, CHRISTINE A.,  
deceased**

Late of the City of Erie, County of Erie, State of Pennsylvania

*Executrix:* Stephanie M. Holmes, c/o 3209 East Avenue, Erie, PA 16504

*Attorney:* Cathy M. Lojewski, Esq., 3209 East Avenue, Erie, PA 16504

**MYERS, ETHEL M.,  
deceased**

Late of the Borough of Lake City, County of Erie, Commonwealth of Pennsylvania

*Executrix:* Diana L. Schaney, c/o 120 West Tenth Street, Erie, PA 16501

*Attorney:* Nadia A. Havard, Knox McLaughlin, Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**ROACH, ROBERT J.,  
deceased**

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania

*Administrator:* Robert Gerard Roach, c/o 3209 East Avenue, Erie, PA 16504

*Attorney:* Cathy M. Lojewski, Esq., 3209 East Avenue, Erie, PA 16504

**ROBERTS, ELIZABETH JEAN  
a/k/a BETTY J. ROBERTS,  
deceased**

Late of the Borough of Lake City, County of Erie, State of Pennsylvania

*Executrix:* Mary Beth Rausch, 9937 Smith Street, Lake City, PA 16423

*Attorney:* James R. Steadman, Esq., 24 Main St. E., P.O. Box 87, Girard, PA 16417

**SANDO, NANCY J.,  
deceased**

Late of the Township of Summit, County of Erie and Commonwealth of Pennsylvania

*Co-Executors:* Scott E. Sando, and Craig E. Sando, 4077 Egypt Hollow Rd., Russell, PA 16345

*Attorney:* None

**SEXTON, CHARLOTTE R.,  
a/k/a, CHARLOTTE ROSE  
SEXTON, a/k/a CHARLOTTE  
SEXTON,  
deceased**

Late of the Township of Greene,  
County of Erie, Commonwealth  
of Pennsylvania  
*Executrix:* Vickie P. Morrison,  
9940 Jones Road, Erie,  
Pennsylvania, 16510  
*Attorney:* Peter W. Bailey, Esq.,  
3210 West 32nd Street, Erie,  
Pennsylvania 16506-2702

**SHEARER, CHARLES G.,  
deceased**

Late of the City of Erie, County  
of Erie, Commonwealth of  
Pennsylvania  
*Executrix:* Ms. Ann Burbules,  
1290 East 41st Street, Erie,  
Pennsylvania, 16504  
*Attorney:* Kari A. Froess, Esq.,  
Carney & Good, 254 West Sixth  
Street, Erie, Pennsylvania 16507

**STONER, ELIZABETH,  
deceased**

Late of the City of Erie, County  
of Erie, Commonwealth of  
Pennsylvania  
*Executrix:* Thomas Stoner, c/o  
4495 Old William Penn Highway,  
Murrysville, PA 15668  
*Attorney:* John C. Fullen, Esq.,  
4495 Old William Penn Highway,  
Murrysville, PA 15668

**THIES, ROGER ALLEN,  
deceased**

Late of the Township of North  
East, County of Erie, State of  
Pennsylvania  
*Executrix:* Jennifer Lynn Thies,  
c/o 78 East Main Street, North  
East, PA 16428  
*Attorney:* John C. Brydon, Esq.,  
Brydon Law Office, 78 East Main  
Street, North East, PA 16428

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Shapira Hutzelman Smith & Walsh ----- *fax 814-455-2227*  
305 West Sixth Street ----- *mharmon@shapiralaw.com*  
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### NAME CHANGE

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