

*Erie
County
Legal
Journal*

August 14, 2015

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98 ERIE

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 LEGAL JOURNAL (ISSN 0730-6393) is published every Friday for \$57 per year (\$1.50 single issues/\$5.00 special issues, i.e. Seated Tax Sales). Owned and published by the Erie County Bar Association (Copyright 2015©) 302 West 9th St., Erie, PA 16502 (814/459-3111). Periodical Postage paid at Erie, PA 16515. POSTMASTER: Send Address changes to THE ERIE COUNTY LEGAL JOURNAL, 302 West 9th St., Erie, PA 16502-1427.

Erie County Bar Association Calendar of Events and Seminars

THURSDAY, AUGUST 27, 2015

An Afternoon of Topics for the Solo and Small Firm Practitioner

Speaker: Ellen Freedman - PBA Law Practice Manager

ECBA Live Seminar

Manufacturer & Business Association Conference Center

1:30 p.m. - 4:45 p.m. (registration- 1:15 p.m.)

1:30 p.m. - 2:30 p.m. - *Essential Building Blocks for a Successful Solo or Small Firm* (1 hour substantive)

2:30 p.m. - 3:30 p.m. - *Records Management and Retention* (1 hour Ethics)

3:45 p.m. - 4:45 p.m. - *Survival 101: Law Practice Emergency Planning for Death or Disability* (1 hour Ethics)

EACH 1-hour seminar: \$45 (ECBA member/non attorney staff)

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

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

LOOKING FOR A LEGAL AD PUBLISHED IN ONE OF PENNSYLVANIA'S LEGAL JOURNALS?



- ▶ 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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Erie County Bar
Association



@eriepabar

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CHANGE OF NAME NOTICE

In the Court of Common Pleas of Erie County, Pennsylvania Docket No. 12283-15
IN RE: Edward Alfred Thiry IV
Notice is hereby given that a petition has been filed in the above-named Court, requesting an Order to change the name of Edward Alfred Thiry IV to Edward Joseph Farrell. The Court has fixed the 22nd day of September, 2015 at 2:30 p.m. in Courtroom G, Room 222, on the 2nd floor of the Erie County Courthouse, 140 W. 6th St., Erie, PA 16501 as the time and place for the hearing on said petition, when and where all interested parties may appear and show cause, if any they have, why the prayer of the petitioner should not be granted.

Aug. 14

INCORPORATION NOTICE

Canadohta Lake Resort, Inc. has been incorporated under the Business Corporation Law of 1988. Gery T. Nietupski, Esquire
LAW OFFICES OF GERY T. NIETUPSKI, ESQUIRE, LLC
818 State Street, Suite A
Erie, Pennsylvania 16501

Aug. 14

INCORPORATION NOTICE

Danser Collision Inc. has been incorporated under the Business Corporation Law of 1988. John P. Leemhuis, Jr., Esq.
Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc.
2222 West Grandview Boulevard
Erie, Pennsylvania 16506-4508

Aug. 14

LEGAL NOTICE

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
IN THE COURT OF COMMON
PLEAS OF ERIE COUNTY,
PENNSYLVANIA
CIVIL ACTION – LAW
LSF8 MASTER PARTICIPATION
TRUST, Plaintiff

vs.

ARNOLD A. WALDINGER
A/K/A ARNOLD WALDINGER,
Individually and in his capacity
as Administrator of the Estate of

ARNOLD W. WALDINGER
BETTY L. JOHNSON,
Individually and in her capacity as
Heir of the Estate of ARNOLD W.
WALDINGER

MICHAEL H. WALDINGER, in
his capacity as Heir of the Estate of
ARNOLD W. WALDINGER
MARK J. WALDINGER, in his
capacity as Heir of the Estate of
ARNOLD W. WALDINGER
UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, AND
ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST
FROM OR UNDER ARNOLD
W. WALDINGER, DECEASED,
Defendants
COURT OF COMMON PLEAS
CIVIL DIVISION
ERIE COUNTY
No. 10698-15

NOTICE

To UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, AND
ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST
FROM OR UNDER ARNOLD W.
WALDINGER, DECEASED

You are hereby notified that on
March 12, 2015, Plaintiff, LSF8
MASTER PARTICIPATION
TRUST, filed a Mortgage
Foreclosure Complaint endorsed
with a Notice to Defend, against
you in the Court of Common Pleas
of ERIE County Pennsylvania,
docketed to No. 10698-15. Wherein
Plaintiff seeks to foreclose on the
mortgage secured on your property
located at 1727 PENELEC PARK
DRIVE, ERIE, PA 16509-6841
whereupon your property would be
sold by the Sheriff of ERIE County.
You are hereby notified to plead to
the above referenced Complaint on
or before 20 days from the date of
this publication or a Judgment will
be entered against you.

NOTICE

If you wish to defend, you must enter
a written appearance personally or
by attorney and file your defenses
or objections in writing with the
court. You are warned that if you
fail to do so the case may proceed
without you and a judgment may be

entered against you without further
notice for the relief requested by the
plaintiff. You may lose money or
property or other rights important
to you.

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

IF YOU CANNOT AFFORD TO
HIRE A LAWYER, THIS OFFICE
MAY BE ABLE TO PROVIDE
YOU WITH INFORMATION
ABOUT AGENCIES THAT MAY
OFFER LEGAL SERVICES
TO ELIGIBLE PERSONS AT A
REDUCED FEE OR NO FEE.

Notice to Defend:
Lawyer Referral &
Information Service
P.O. Box 1792
Erie, PA 16507
Telephone (814) 459-4411

Aug. 14

LEGAL NOTICE

ATTENTION: JENNIFER LYNN
BRIGGS JOHNSON
INVOLUNTARY TERMINATION
OF PARENTAL RIGHTS
IN THE MATTER OF THE
ADOPTION OF MINOR
FEMALE CHILD J.L.J
DOB: 09/23/2014
86 IN ADOPTION 2014

If you could be the parent of the
above mentioned child, at the
instance of Erie County Office of
Children and Youth you, laying aside
all business and excuses whatsoever,
are hereby cited to be and appear
before the Orphan's Court of Erie
County, Pennsylvania, at the Erie
County Court House, Judge Robert
A. Sambrook, Jr. Court Room No.
217-I, City of Erie on September
25, 2015, at 9:30 a.m. and there
show cause, if any you have, why
your parental rights to the above
child should not be terminated, in
accordance with a Petition and Order
of Court filed by the Erie County
Office of Children and Youth. A copy
of these documents can be obtained

by contacting the Erie County Office of Children and Youth at (814) 451- 7740.

Your presence is required at the Hearing. If you do not appear at this Hearing, the Court may decide that you are not interested in retaining your rights to your children and your failure to appear may affect the Court's decision on whether to end your rights to your child. 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.

Family/Orphan's
Court Administrator
Room 204 - 205
Erie County Court House
Erie, Pennsylvania 16501
(814) 451-6251

NOTICE REQUIRED BY ACT 101 OF 2010: 23 Pa. C.S §§2731-2742. This is to inform you 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 following an adoption between an adoptive parent, a child, a birth parent and/ or a birth relative of the child, if all parties agree and the voluntary agreement is approved by the court. The agreement must be signed and approved by the court to be legally binding. If you are interested in learning more about this option for a voluntary agreement, contact the Office of Children and Youth at (814) 451-7726, or contact your adoption attorney, if you have one.

Aug. 14

LEGAL NOTICE

ATTENTION: UNKNOWN BIOLOGICAL FATHER INVOLUNTARY TERMINATION OF PARENTAL RIGHTS IN THE MATTER OF THE ADOPTION OF MINOR

FEMALE CHILD L.B.M

DOB: 10/26/2009

BORN TO: CHANDRA LYNN IRONS MERRIAM
30 A IN ADOPTION 2015

If you could be the parent of the above mentioned child, at the instance of Erie County Office of Children and Youth you, laying aside all business and excuses whatsoever, are hereby cited to be and appear before the Orphan's Court of Erie County, Pennsylvania, at the Erie County Court House, Judge Daniel J. Brabender Court Room No. 220-F, City of Erie on September 11, 2015, at 9:30 a.m. and there show cause, if any you have, why your parental rights to the above child should not be terminated, in accordance with a Petition and Order of Court filed by the Erie County Office of Children and Youth. A copy of these documents can be obtained by contacting the Erie County Office of Children and Youth at (814) 451- 7740.

Your presence is required at the Hearing. If you do not appear at this Hearing, the Court may decide that you are not interested in retaining your rights to your children and your failure to appear may affect the Court's decision on whether to end your rights to your child. 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.

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voluntary agreement for continuing contact or communication following an adoption between an adoptive parent, a child, a birth parent and/ or a birth relative of the child, if all parties agree and the voluntary agreement is approved by the court. The agreement must be signed and approved by the court to be legally binding. If you are interested in learning more about this option for a voluntary agreement, contact the Office of Children and Youth at (814) 451-7726, or contact your adoption attorney, if you have one.

Aug. 14

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 4th 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 27th 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 Ameriqwest 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
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(215) 572-8111

July 31 and Aug. 7, 14



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FIRST PUBLICATION**BARANOWSKI, MARY LOUISE, deceased**

Late of Millcreek Township, Erie County, Pennsylvania
Executrix: Rebecca A. Baranowski, c/o 2580 West 8th Street, Erie, Pennsylvania 16505
Attorney: Ralph R. Riehl, III, 2580 West 8th Street, Erie, Pennsylvania, 16505

BUSER, GERALDINE I., deceased

Late of Summit Township, County of Erie, Commonwealth of Pennsylvania
Executors: Lynn M. Kellogg & Karen M. Skopow, c/o 504 State Street, Suite 200, Erie, PA 16501
Attorney: Richard E. Filippi, Esquire, 504 State Street, Suite 200, Erie, PA 16501

CICCHETTI, THOMAS, deceased

Late of Township of Millcreek, Erie County, PA
Executrix: Geri A. Cicchetti, c/o 120 West 10th Street, Erie, PA 16501
Attorney: Jerome C. Wegley, Esquire, Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

CLARIDGE, JOHN R., deceased

Late of Millcreek Township, Erie County, Pennsylvania
Executor: Scott Roberts, c/o 120 West Tenth Street, Erie, PA 16501
Attorney: Thomas C. Hoffman II, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

COFINI, KAYE LOUISE, deceased

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania
Executor: Nord A. Confini, c/o 504 State Street, Suite 200, Erie, PA 16501
Attorney: Richard E. Filippi, Esquire, 504 State Street, Suite 200, Erie, PA 16501

COLSON, ELIZABETH C., deceased

Late of the Township of Fairview, County of Erie, and Commonwealth of Pennsylvania
Executor: Kim Gutting, c/o 456 West Sixth Street, Erie, PA 16507-1216
Attorney: Thomas J. Buseck, Esquire, 456 West Sixth Street, Erie, PA 16507-1216

DOMBROWSKI, RAYMOND L., deceased

Late of Millcreek Township, Erie County, Pennsylvania
Executor: Philip S. Mehall, 27 Congress Street, Suite 205-6, Salem, MA 01970
Attorney: Jerome C. Wegley, Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

HULIHAN, DELORES R., a/k/a DELORES ROSE HULIHAN, deceased

Late of the Township of Millcreek, Commonwealth of Pennsylvania
Executrix: Penny A. Sekula, c/o 3820 Liberty Street, Erie, PA 16509
Attorney: Richard A. Vendetti, Esq., Vendetti & Vendetti, 3820 Liberty Street, Erie, PA 16509

JOHNSTON, JACQUELINE K., deceased

Late of the Township of LeBoeuf, County of Erie and State of Pennsylvania
Executrix: Sandra L. Talkish, c/o 201 Erie Street, Edinboro, PA 16412
Attorney: David R. Devine, Esq., 201 Erie Street, Edinboro, PA 16412

LOCHBAUM, KENNETH L., deceased

Late of North East, County of Erie, and Commonwealth of Pennsylvania
Administratrix: Carolyn A. Lochbaum, c/o Suite 300, 300 State Street, Erie, PA 16507
Attorney: James E. Marsh Jr., Esq., MARSH, SPAEDER, BAUR, SPAEDER & SCHAAF, LLP., Suite 300, 300 State Street, Erie, PA 16507

MALATESTA, JOHN L., deceased

Late of the Township of Millcreek, County of Erie, Commonwealth of Pennsylvania
Executrix: Aimee E. Kast, 3810 Blossom Terrace, Erie, PA 16506-4444
Attorney: S. Craig Shamburg, Esquire, MacDonald, Illig, Jones & Britton LLP, 100 State Street, Suite 700, Erie, Pennsylvania, 16507-1459

MISCICHOWSKI, JEFFREY, deceased

Late of the Township of Harborcreek, County of Erie, and Commonwealth of Pennsylvania
Administrator: Honorable Michael M. Palmisano, c/o 3305 Pittsburgh Avenue, Erie, PA 16508
Attorney: Darlene M. Vlahos, Esquire, 3305 Pittsburgh Avenue, Erie, PA 16508

**NELLIS, ALICE MARY,
deceased**

Late of City of Erie, County of Erie
Executor: Lawrence Nellis, 11121
Route 98, Edinboro, Pennsylvania
16412
Attorney: Kari A. Froess, Esquire,
Carney & Good, 254 West Sixth
Street, Erie, Pennsylvania 16507

**SCHWARZ, ELAINE M., a/k/a
ELAINE MARIE TRABINGER
deceased**

Late of the Township of Millcreek,
County of Erie, Commonwealth of
Pennsylvania
Executrix: Jean M. Cordier, 5150
Foxpark Drive, Fairview, PA 16415
Attorney: None

**SHAFFSTALL, JOHN,
deceased**

Late of the City of Erie,
Commonwealth of Pennsylvania
Executor: Joseph Lee Shaffstall,
2622 Melrose Avenue, Erie,
Pennsylvania 16508
Attorney: C. James Vendetti, Esq.,
Vendetti & Vendetti, 3820 Liberty
Street, Erie, Pennsylvania 16509

**SLAUGENHAUPT, ROLLAND D.,
deceased**

Late of Union City, County of Erie,
Pennsylvania
Executrix: Tanya L. Spencer, c/o
3939 West Ridge Road, Suite B-27,
Erie, PA 16506
Attorney: James L. Moran, Esquire,
3939 West Ridge Road, Suite B-27,
Erie, PA 16506

SECOND 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

THIRD 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

**FROEHLICH, RONALD A., a/k/a
RON FROEHLICH,
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
Executrix: 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

**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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Milwaukee, WI 53202-----*bryan_walker@gshllp.com*

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