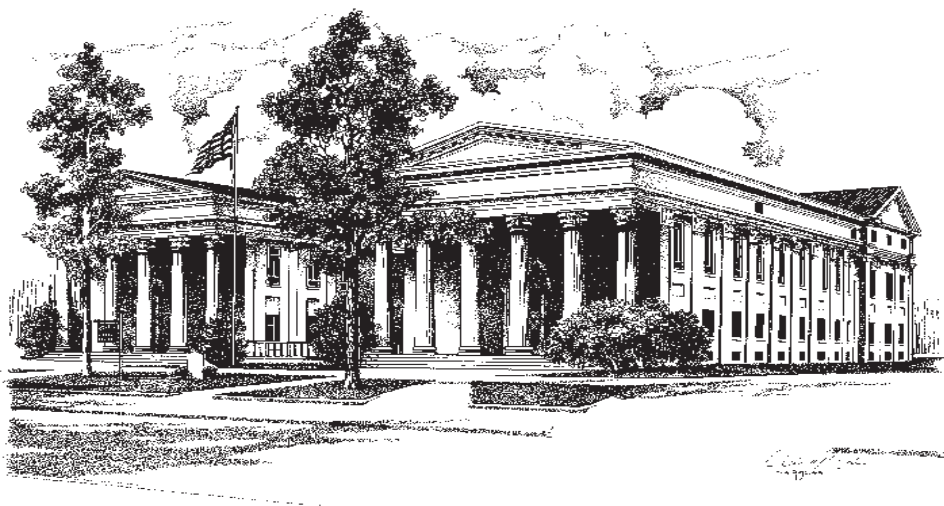


*Erie
County
Legal
Journal*

Vol. 98 No. 44

October 30, 2015



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.

All legal notices must be submitted in typewritten form and are published exactly as submitted by the advertiser. The Erie County Bar Association will not assume any responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in content.

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Erie County Bar Association Calendar of Events and Seminars

FRIDAY, NOVEMBER 6, 2015

Annual Admission Ceremonies
Court of Common Pleas - 11:00 a.m. - Courtroom H
Federal - 1:00 p.m.

TUESDAY, NOVEMBER 17, 2015

ECBA Live Lunch-n-Learn Seminar
The Hiring and Firing of Employees: Best Practices for the Solo/Small Firm Practitioner
Bayfront Convention Center
12:15 p.m. - 1:45 p.m. (registration/lunch - 11:45 a.m.)
\$67 (ECBA member/non-attorney staff)
\$87 (nonmember)
\$47 (member judge not needing CLE)
1.5 hours substantive

THURSDAY, DECEMBER 3, 2015

Annual Membership Meeting, Judicial Portrait Unveiling & Cocktail Party - plus CLE
Lake Shore Country Club
Gifting Real Estate? Learn the Pitfalls - 2:45 - 3:45 p.m. (1 hour substantive)
Avoiding Malpractice - 4:00 - 5:00 p.m (1 hour ethics)
5:00 - Social "hour"; 5:30 - Business Meeting; 6:30 - Cocktail Party
go to www.eriebar.com for details, cost and registration

FRIDAY, DECEMBER 18, 2015

Annual Holiday Dinner Party
Erie Art Museum
7:00 p.m - 11:00 p.m.

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



Erie County Bar
Association



@eriepabar

2015 BOARD OF DIRECTORS ————— Richard A. Lanzillo, President

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Craig Murphey, Second Vice President
Edwin W. Smith, Past President
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Mark T. Wassell

NOMINATIONS TO THE ECBA BOARD OF DIRECTORS

Pursuant to Article V, Section 4 of the Erie County Bar Association By-Laws, the Nominating Committee intends to propose the following for nomination at the Annual Meeting, to be held Thursday, December 3, 2015:

- Second Vice President:** Eric J. Purchase
Treasurer: Valerie H. Kuntz
Board Members (3 yr. terms): Nicholas R. Pagliari
Mary Alfieri Richmond
Matthew B. Wachter

Oct. 30

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- Vision
- Customer Service
- Disability
- COBRA and Mini COBRA
- Large Claims Management
- Section 125 and 105 Plans

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

IN RE: James J. Comstock
BANKRUPTCY NUMBER: 14-
11133 TPA

NOTICE OF SALE TO
CREDITORS AND OTHER
PARTIES IN INTEREST

Notice is hereby given that Kenneth M. Steinberg, Attorney for the Debtor, has filed a Motion to Sell Real Property Free and Clear of all Liens, Judgments and Encumbrances. The Estate of James J. Comstock has received an offer of \$125,000.00 for the Debtor's real property being known as 26 East Pearl Street, Albion, PA 16410 in Erie County free and clear of all liens and encumbrances.

A hearing will be held in Erie Bankruptcy Courtroom, US Courthouse, 17 South Park Row, Erie, PA 16510 on **November 13,**

2015 at 11:00 am for the purpose of passing on said Motion when and where all objections will be heard, when and where the public is invited; and when and where higher and better offers will be accepted.

Additional information is available at the office of the debtor's attorney, Kenneth M. Steinberg, Esquire, Steidl and Steinberg, Suite 2830 – Gulf Tower, 707 Grant Street, Pittsburgh, PA 15219, (412) 391-8000.

Oct. 30

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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

**NOVEMBER 20, 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

Oct. 30, Nov. 6, 13

**CONTINUED FROM
OCTOBER 2015 SALES
SALE NO. 8**

**Ex. #10868 of 2015
Nationstar Mortgage LLC,
Plaintiff**

**v.
Sherrie L. Kennelley, Defendant
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 10868-2015, Nationstar Mortgage LLC vs. Sherrie L. Kennelley, owner(s) of property situated in Millcreek Township, Erie County, Pennsylvania being 3216 West 23rd Street, Erie, PA 16506 880 square feet

Assessment Map number: 33-52-220-23
Assessed Value figure: \$119,740.00

Improvement thereon: a residential dwelling

LeeAne O. Huggins, Esquire
Shapiro & DeNardo, LLC
3600 Horizon Drive, Suite 150
King of Prussia, PA 19406
(610) 278-6800

Oct. 30, Nov. 6, 13

SALE NO. 1

**Ex. #12155 of 2015
MARQUETTE SAVINGS
BANK, Plaintiff**

**v.
CORINNE L. LEHNER,
Defendant
SHERIFF'S SALE**

By virtue of a Writ of Execution filed at No. 2015-12155, Marquette Savings Bank vs. Corinne L. Lehner, owner of property situate in the City of Erie, Erie County, Pennsylvania being: 413 Chautauqua Boulevard, Erie, Pennsylvania.

40' X 165.97' X 40' X 165.97'
Assessment Map Number: (14) 1126-105
Assessed Value Figure: \$71,000.00
Improvement Thereon: Residence
Eugene C. Sundberg, Jr., Esq.
Marsh Spaeder Baur Spaeder & Schaaf, LLP
Suite 300, 300 State Street
Erie, Pennsylvania 16507
(814) 456-5301

Oct. 30, Nov. 6, 13

SALE NO. 2

**Ex. #13122 of 2012
FIRST NATIONAL BANK OF
PENNSYLVANIA, Plaintiff**

**v.
GEORGE A. HUFF, JR.,
Defendant
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 13122-2012 First National Bank of Pennsylvania vs. George A. Huff, Jr., owner of property situated in City of Corry, Erie County, Pennsylvania being 13370 West Washington Street, Corry, Pennsylvania 16407

6.0 acres
Assessment Map Number: (3) 3-6-3
Assessed Value Figure: \$99,015.00
Improvement Thereon: Single Family Dwelling
Jennifer B. Hirneisen

MacDonald, Illig, Jones & Britton LLP
100 State Street, Suite 700
Erie, Pennsylvania 16507-1459
(814) 870-7703
Attorneys for Plaintiff

Oct. 30, Nov. 6, 13

SALE NO. 3

**Ex. #12150 of 2014
NORTHWEST SAVINGS
BANK, Plaintiff**

**v.
SHARON J. AMBROSE,
Defendant
SHERIFF'S SALE**

By virtue of a Writ of Execution filed at No. 2014-12150, Northwest Savings Bank vs. Sharon J. Ambrose, owner of property situate in the City of Erie, Erie County, Pennsylvania being: 1420 Drake Drive, Erie, Pennsylvania.

120' X 170' X 120' X 170'
Assessment Map Number: (21) 38-57-8
Assessed Value Figure: \$177,940.00
Improvement Thereon: Residence
Kurt L. Sundberg, Esq.
Marsh Spaeder Baur Spaeder & Schaaf, LLP
Suite 300, 300 State Street
Erie, Pennsylvania 16507
(814) 456-5301

Oct. 30, Nov. 6, 13

SALE NO. 4

**Ex. #12142 of 2015
NORTHWEST SAVINGS
BANK, Plaintiff**

**v.
JAMES C. BRIGHAM,
Defendant
SHERIFF'S SALE**

By virtue of a Writ of Execution filed at No. 2015-12142, Northwest Savings Bank vs. James C. Brigham, owner of property situate in the Borough of North East, Erie County, Pennsylvania being: 35 North Pearl Street, North East, Pennsylvania.

Approx. 88' X 165' X 73' X 165'
Assessment Map Number: (35) 1-20-18
Assessed Value Figure: \$127,200.00
Improvement Thereon: Residence
Kurt L. Sundberg, Esq.
Marsh Spaeder Baur Spaeder

& Schaaf, LLP
Suite 300, 300 State Street
Erie, Pennsylvania 16507
(814) 456-5301

Oct. 30, Nov. 6, 13

SALE NO. 5

Ex. #10064 of 2015
**Greater Erie Area Habitat
for Humanity, Incorporated,**
Plaintiff

v.

**Monytwic B. Kuol Arop and
Sophia A. Deng, Defendants**

SHERIFF'S SALE

By virtue of a Writ of Execution filed at Civil Action - Law No. 2015-10064, Greater Erie Area Habitat for Humanity, Incorporated, Plaintiff vs. Monytwic B. Kuol Arop and Sophia A. Deng, Defendants, owners of property situated in the City of Erie, Erie County, Pennsylvania being: 1266 East 23d Street, Erie, PA 16503
Assessment Map Number: 18051002032600

Assessed Value Figure: \$54,560.00
Improvements thereon: Single family dwelling
James R. Steadman, Esq.
Attorney for Plaintiff
24 Main Street East
Girard, PA 16417
(814) 774-2628

Oct. 30, Nov. 6, 13

SALE NO. 6

Ex. #12851 of 2013
**Michael V. Stewart and Cheryl A.
Stewart, Plaintiff**

v.

Joseph Foltyn, Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 12851-13

Michael V. Stewart and Cheryl A. Stewart vs. Joseph Foltyn, owner of property situated in McKean Township, Erie County, Pennsylvania being 4585 East Stancliff Road, McKean, Pennsylvania 16426.
14.7050 acres.

Assessment Map number: 31021073000400

Assessed Value Figure: \$120,100.00
Improvement Thereon: Residential Building

David R. Devine, Esq.
201 Erie Street
Edinboro, PA 16412
(814) 734-5032

Oct. 30, Nov. 6, 13

SALE NO. 7

Ex. #12701 of 2013
Bayview Loan Servicing, LLC
v.

**The Estate of Patricia Wieczorek
a/k/a Patricia A. Wieczorek; All
Unknown Heirs of the Estate of
Patricia Wieczorek a/k/a Patricia
A. Wieczorek; Ronald Wieczorek
and Chester Wieczorek**
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 12701-13 Bayview Loan Servicing, LLC vs. The Estate of Patricia Wieczorek a/k/a Patricia A. Wieczorek; All Unknown Heirs of the Estate of Patricia Wieczorek a/k/a Patricia A. Wieczorek; Ronald Wieczorek and Chester Wieczorek, owner(s) of property situated in Township of Millcreek, Erie County, Pennsylvania being 737 Clifton Drive 1, Erie, PA 16505
992 Square Feet

Assessment Map number: (33) 17-78-42

Assessed Value figure: 85,900.00
Improvement thereon: Residential
Mattleman, Weinroth & Miller, P.C.
401 Route 70 East, Suite 100
Cherry Hill, NJ 08034
(856) 429-5507

Oct. 30, Nov. 6, 13

SALE NO. 9

Ex. #11854 of 2015
**PHH Mortgage Corporation
a/k/a PHH Mortgage Services,**
Plaintiff
v.

**Cheri L. Owens and Terry D.
Owens, Defendant**
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11854-15 PHH Mortgage Corporation a/k/a PHH Mortgage Services vs. Cheri L. Owens and Terry D. Owens, owner(s) of property situated in Wesleyville Borough, Erie County, Pennsylvania being 2206 Willow Street, Erie, PA 16510
1824 square feet

Assessment Map number: 3-29-3
Assessed Value figure: \$83,060.00
Improvement thereon: a residential dwelling

Sarah K. McCaffery, Esquire
Shapiro & DeNardo, LLC
3600 Horizon Drive, Suite 150
King of Prussia, PA 19406
(610) 278-6800

Oct. 30, Nov. 6, 13

SALE NO. 10

Ex. #14044 of 2006
CitiMortgage, Inc., Plaintiff
v.

**Bridget M. Behr a/k/a Bridget
Marie Behr, Defendants**
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 14044-06 CitiMortgage, Inc. vs. Bridget M. Behr a/k/a Bridget Marie Behr
Amount Due: \$87,291.12

Bridget M. Behr a/k/a Bridget Marie Behr owner(s) of property situated in MILLCREEK TOWNSHIP, Erie County, Pennsylvania being 1109 Montpelier Avenue, Erie, PA 16505
Dimensions: 60 x 130
Acreage: 0.1791

Assessment Map number: 33019098000700

Assessed Value: 79,050.00
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

Oct. 30, Nov. 6, 13

SALE NO. 11

Ex. #13044 of 2012
Citifinancial Servicing LLC,
Plaintiff
v.

**Chris E. Deberry, Donald Brown,
Sylvia Brown, Defendant(s)**
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 13044-12 Citifinancial Servicing LLC vs. Chris E. Deberry, Donald Brown, Sylvia Brown
Amount Due: \$99,249.33

Chris E. Deberry, Donald Brown, Sylvia Brown, owner(s) of property situated in TOWNSHIP OF CITY OF ERIE, Erie County,

Pennsylvania being 4004 Nancy Avenue, Erie, PA 16510-3655
 Dimensions: 50 x 161.81
 Acreage: 0.1871
 Assessment Map number: 18052049020200
 Assessed Value: \$84,290.00
 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

Oct. 30, Nov. 6, 13

SALE NO. 12

Ex. #11623 of 2015
Wells Fargo Bank, NA., s/b/m to Wells Fargo Home Mortgage, Inc., f/k/a Norwest Mortgage, Inc., Plaintiff

v.

Lugelio Feliciano, Catalina Merino, Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11623-2015 Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, Inc., f/k/a Norwest Mortgage, Inc. vs. Lugelio Feliciano, Catalina Merino Amount Due: \$31,650.68
 Lugelio Feliciano, Catalina Merino, owner(s) of property situated in ERIE CITY, Erie County, Pennsylvania being 1019 Weschler Avenue, Erie, PA 16502-1061
 Dimensions: 1.355 Square Feet
 Acreage: 0.0909
 Assessment Map number: 16030060013100
 Assessed Value: \$52,030.00
 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

Oct. 30, Nov. 6, 13

SALE NO. 13

Ex. #11249 of 2014
US Bank National Association, as Trustee for Structured Asset Investment Loan Trust Mortgage Pass-Through Certificates, Series

2006-Bnc3, Plaintiff
 v.

Charles R. Hyslop, Jr. a/k/a Charles R. Hyslop, Individually and in His Capacity as Heir of Charles A. Hyslop, Deceased
Mary C. Burton, in Her Capacity as Heir of Charles A. Hyslop, Deceased

Thomas C. Hyslop, in His Capacity as Heir of Charles A. Hyslop, Deceased

Connie Hyslop, in Her Capacity as Heir of Charles A. Hyslop, Deceased

Russell Hyslop, in His Capacity as Heir of Charles A. Hyslop, Deceased

Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Charles A. Hyslop, Deceased,

Defendant(s)

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11249-14 US Bank National Association, as Trustee for Structured Asset Investment Loan Trust Mortgage Pass-Through Certificates, Series 2006-Bnc3 vs. Charles R. Hyslop, Jr. a/k/a Charles R. Hyslop, Individually and in His Capacity as Heir of Charles A. Hyslop, Deceased, Mary C. Burton, in Her Capacity as Heir of Charles A. Hyslop, Deceased, Thomas C. Hyslop, in His Capacity as Heir of Charles A. Hyslop, Deceased, Connie Hyslop, in Her Capacity as Heir of Charles A. Hyslop, Deceased, Russell Hyslop, in His Capacity as Heir of Charles A. Hyslop, Deceased, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Charles A. Hyslop, Deceased
 Amount Due: \$37,481.50
 Charles R. Hyslop, Jr. a/k/a Charles R. Hyslop, Individually and in His Capacity as Heir of Charles A. Hyslop, Deceased, Mary C. Burton, in Her Capacity as Heir of Charles A. Hyslop, Deceased, Thomas C. Hyslop, in His Capacity as Heir of Charles A. Hyslop, Deceased, Connie Hyslop, in Her Capacity as Heir of Charles A. Hyslop, Deceased, Russell Hyslop, in His Capacity as Heir of Charles A. Hyslop, Deceased, Unknown Heirs, Successors,

Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Charles A. Hyslop, Deceased, owner(s) of property situated in MILLCREEK TOWNSHIP, Erie County, Pennsylvania being 1932 Cole Drive, Erie, PA 16505-2820
 Dimensions: 100 X 140
 Acreage: 0.3214
 Assessment Map number: 33040136000900
 Assessed Value: 90,600.00
 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

Oct. 30, Nov. 6, 13

SALE NO. 14

Ex. #10090 of 2015
PHH Mortgage Corporation, Plaintiff

v.

Jamie L. Roof, Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 10090-2015 PHH Mortgage Corporation vs. Jamie L. Roof
 Amount Due: \$88,172.08
 Jamie L. Roof, owner(s) of property situated in EDINBORO BOROUGH, Erie County, Pennsylvania being 314 Hillcrest Drive, Edinboro, PA 16412-2339
 Square Feet: 1,254
 Assessment Map number: 11008032300655
 Assessed Value: \$87,900.00
 Improvement thereon: Condominium Unit 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

Oct. 30, Nov. 6, 13

SALE NO. 15

Ex. #11604 of 2015
Bank of America, NA, Plaintiff
 v.
Karl S. Sanders a/k/a Karl

Sanders, Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11604-15 Bank of America, NA vs. Karl S. Sanders a/k/a Karl Sanders
Amount Due: \$110,860.63
Karl S. Sanders a/k/a Karl Sanders, owner(s) of property situated in NORTH EAST TOWNSHIP, Erie County, Pennsylvania being 173 Sunset Beach Road, North East, PA 16428
Dimensions: 75 X 100
Acreage: 0.1722
Assessment Map number: 37007008002100
Assessed Value: \$100,700.00
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

Oct. 30, Nov. 6, 13

SALE NO. 16

Ex. #11258 of 2015
Wells Fargo Bank, N.A., Plaintiff
v.

Anson A. Thornton, Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11258-15 Wells Fargo Bank, N.A. vs. Anson A. Thornton
Amount Due: \$73,359.72
Anson A. Thornton, owner(s) of property situated in WASHINGTON TOWNSHIP, Erie County, Pennsylvania being 12311 Eureka Road, Edinboro, PA 16412
Acreage: 12.50
Assessment Map number: 45020042001700
Assessed Value: \$62,700.00
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

Oct. 30, Nov. 6, 13

SALE NO. 17

Ex. #11678 of 2015
Wells Fargo Bank, N.A., Plaintiff

v.

Mary A. Zurn, Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11678-15 Wells Fargo Bank, N.A. vs. Mary A. Zurn
Amount Due: \$68,381.75
Mary A. Zurn, owner(s) of property situated in ERIE CITY, Erie County, Pennsylvania being 942 West 31st Street, Erie, PA 16508-1648
Dimensions: 30 x 135
Acreage: 0.0930
Assessment Map number: 19060040023500
Assessed Value: 69,400
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

Oct. 30, Nov. 6, 13

SALE NO. 18

Ex. #13402 of 2014
First Niagara Bank, N.A., Plaintiff
v.

Estate of Merchie Calabrese, et al, Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 2014-13402 First Niagara Bank, N.A. vs. Estate of Merchie Calabrese, et al, owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 2206 Linwood Avenue, Erie, PA 16510
1,064 square feet/.01722 acres
Assessment Map number: 18051034013300
Assessed Value figure: \$67,840.00
Improvement thereon: single family dwelling and related improvements Jeffrey G. Trauger, Esquire
P.O. Box 215, Perkasio, PA 18944 215-257-6811

Oct. 30, Nov. 6, 13

SALE NO. 19

Ex. #10125 of 2015
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY,

Plaintiff

v.

RONALD J. KUTRUFF AND DEVON L. KUTRUFF N/K/A DEVON L. FLOWERS, Defendants
SHERIFF'S SALE

By virtue of a Writ of Execution No. 2015-10125 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. RONALD J. KUTRUFF AND DEVON L. KUTRUFF N/K/A DEVON L. FLOWERS, Defendants Real Estate: 2079 EAST 38TH STREET, ERIE, PA 16510
Municipality: City of Erie, Erie County, Pennsylvania
Lot No. 7, Farmview Heights, Map Book 5, Pages 293 & 294
See Deed Book 1502, Page 0830
Tax I.D. (18) 5249-227
Assessment: \$21,600. (Land)
\$51,250 (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

SALE NO. 20

Ex. #13448 of 2014
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff
v.

RAMONA LASANTA, Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution No. 2014-13448 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. RAMONA LASANTA, Defendant Real Estate: 2331 PROSPECT AVENUE, ERIE, PA 16510
Municipality: City of Erie, Erie County, Pennsylvania
Dimensions: 150 x 50
See Deed Book 2010-016558
TAX PARCEL: (18) 5136-110

Assessment: \$18,300. (Land)
 \$44,150. (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

Oct. 30, Nov. 6, 13

SALE NO. 21

Ex. #10873 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.

Nichole M. Stroup, Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 2013-10873, U.S. Bank, National Association, et al vs. Nichole M. Stroup, owner(s) of property situated in Township of Millcreek, County of Erie, Commonwealth of Pennsylvania being 2806 West 33rd Street, Erie, PA 16506
 Dimensions: 1,120 Square Feet/ 0.19 Acres
 Assessment Map Number: (33) 72-331-33
 Assess Value figure: \$114,130.00
 Improvement thereon: Dwelling
 Louis P. Vittit, Esquire
 Attorney for Plaintiff
 215 Fourth Avenue
 Pittsburgh, PA 15222
 (412) 281-1725

Oct. 30, Nov. 6, 13

SALE NO. 22

Ex. #10656 of 2013
The Bank of New York Mellon
Trust Company, N.A. f/k/a
The Bank of New York Trust
Company, N.A., as successor-
in-interest to JPMorgan Chase
Bank, National Association,
f/k/a JPMorgan Chase Bank, as
Trustee for registered holders
of Salomon Brothers Mortgage
Securities VII, Inc., Mortgage
Pass-Through Certificates, Series
2001-2, Plaintiff
v.

THERESE A. CHULICK
THOMAS R. CHULICK II,
Defendant(s)

SHERIFF'S SALE

ALL THAT CERTAIN LOT OF LAND SITUATE IN TOWNSHIP OF MILLCREEK, ERIE COUNTY, PENNSYLVANIA:
 BEING KNOWN AS 621 Ardmore Avenue, Erie, PA 16505
 PARCEL NUMBER:
 33018006002300
 IMPROVEMENTS: Residential Property
 Udren Law Offices, P.C.
 Sherri J. Braunstein, Esquire
 PA ID 90675
 Attorney for Plaintiff
 Woodcrest Corporate Center
 111 Woodcrest Road, Suite 200
 Cherry Hill, NJ 08003-3620
 856-669-5400

Oct. 30, Nov. 6, 13

SALE NO. 23

Ex. #10647 of 2015
Ocwen Loan Servicing, LLC,
Plaintiff
v.

TARA L. JORDAN
OTIS L. JORDAN, JR,
Defendant(s)

SHORT DESCRIPTION FOR
ADVERTISING

ALL THAT CERTAIN LOT OF LAND SITUATE IN 6TH WARD OF THE CITY OF ERIE, ERIE COUNTY, PENNSYLVANIA:
 BEING KNOWN AS 2622 Poplar Street, Erie, PA 16508
 PARCEL NUMBER:
 19-6041.0-120.00
 IMPROVEMENTS: Residential Property
 Udren Law Offices, P.C.
 David Neeren, Esquire
 PA ID 204252
 Attorney for Plaintiff
 Woodcrest Corporate Center
 111 Woodcrest Road, Suite 200
 Cherry Hill, NJ 08003-3620
 856-669-5400

Oct. 30, Nov. 6, 13

SALE NO. 24

Ex. #11701 of 2015
LAKEVIEW LOAN
SERVICING, LLC, Plaintiff
v.

SUSAN M. VOGT, Defendant(s)
SHERIFF'S SALE

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE BOROUGH OF NORTH EAST, COUNTY OF ERIE AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT; BEGINNING AT A POST IN THE EAST LINE OF PEARL STREET, IT BEING THE NORTHWEST CORNER OF LAND FORMERLY OWNED BY FRANK MAAS AND THE SOUTHWEST CORNER OF LAND ABOUT TO BE DESCRIBED; THENCE NORTHWARDLY ALONG THE SAID EAST LINE OF PEARL STREET, THREE (3) RODS TO A POST IN LAND NOW OR FORMERLY OF WILLIAM WAGNER; THENCE EASTWARDLY ALONG THE SOUTH LINE OF SAID WAGNER, SEVEN AND ONE-HALF (7 1/2) RODS TO A POST AND THE LAND NOW OR FORMERLY OF AUGUST F. MAAS, AND PARALLEL WITH EAST LINE OF PEAR STREET AFORESAID, THREE (3) RODS TO A POST IN LAND NOW OR FORMERLY OF AUGUST F. MAAS; THENCE WESTWARDLY ALONG LAND OF SAID AUGUST F. MAAS, AND PARALLEL WITH THE SAID WAGNER'S SOUTH LINE, SEVEN AND ONE-HALF (7 1/2) RODS TO A POST AND THE PLACE OF BEGINNING; CONTAINING THE AMOUNT OF LAND WITH THE ABOVE BOUNDARIES. THE ABOVE DESCRIBED PREMISES HAVE ERRECTED THEREON A DWELLING HOUSE KNOWN AS 198 SOUTH LAKE STREET, NORTH EAST, PENNSYLVANIA 16428.
 PARCEL NO.: 36-009-059.0-049.00
 BEING KNOWN AND NUMBERED AS: 198 SOUTH LAKE STREET, NORTH EAST, PA 16428
 BEING THE SAME PREMISES CONVEYED TO THE MORTGAGOR SUSAN M. VOGT BY DEED FROM STEPHEN

A. MARZKA AND JUDITH L. MARZKA, HUSBAND AND WIFE, DATED 4/20/2011 AND RECORDED 4/20/2011 AS IN INSTRUMENT #2011-008888. PROPERTY ADDRESS: 198 South Lake Street, North East, PA 16428 KML Law Group, P.C. Suite 5000 - BNY Independence Center, 701 Market Street Philadelphia, PA 19106 (215) 627-1322

Oct. 30, Nov. 6, 13

SALE NO. 25

Ex. #11156 of 2012

MERCER COUNTY STATE BANK

v.

ROBERT M. PAROBK AND CYNTHIA L. PAROBK, AND THE UNITED STATES OF AMERICA

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11156-12 MERCER COUNTY STATE BANK vs. ROBERT M. PAROBK AND CYNTHIA L. PAROBK, AND THE UNITED STATES OF AMERICA

Robert M. Parobek and Cynthia L. Parobek, Owners of property situated in Elk Creek Township, Erie County, Pennsylvania being 9077 Carberry Road, Albion, PA 16401

10.00 Acres

Assessment Map Number: 13015029000201

Assessed Value figure: \$62,200.00 Improvement thereon: a double wide mobile home with skirting and wood deck

Raymond P. Wendolowski, Jr., Esquire

Bernstein-Burkley, P.C.

2200 Gulf Tower

Pittsburgh, PA 15219

(412) 456-8100

Oct. 30, Nov. 6, 13

SALE NO. 26

Ex. #12550 of 2013

MERCER COUNTY STATE BANK

v.

ROBERT M. PAROBK AND CYNTHIA L. PAROBK, AND THE UNITED STATES OF

AMERICA SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 2013-12550 MERCER COUNTY STATE BANK vs. ROBERT M. PAROBK AND CYNTHIA L. PAROBK, AND THE UNITED STATES OF AMERICA

Robert M. Parobek and Cynthia L. Parobek, Owners of property situated in Elk Creek Township, Erie County, Pennsylvania being 9141 Carberry Road, Albion, PA 16401

89.21 Acres

Assessment Map Number: 13015029000200

Assessed Value figure: \$226,900.00 Improvement thereon: a single family dwelling, pole buildings, granary, bank barn and silo.

Raymond P. Wendolowski, Jr., Esquire

Bernstein-Burkley, P.C.

2200 Gulf Tower

Pittsburgh, PA 15219

(412) 456-8100

Oct. 30, Nov. 6, 13

SALE NO. 27

Ex. #13318 of 2014

LSF8 Master Participation Trust, Plaintiff

v.

Julia Bovaird, solely as Heir to Estate of Robert R Janosky, deceased

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 13318-14 LSF8 Master Participation Trust, Plaintiff vs. Julia Bovaird, solely as Heir to Estate of Robert R Janosky, deceased, owner (s) of property situated in Erie County, Township of Millcreek Pennsylvania being 5029 Greenwood Street, Erie, PA 16509

Assessment Map number: 33-121-545-1

Assessed Value figure: 107,410.00 Improvement thereon: Residential Dwelling

Morris A. Scott, Esquire

Richard M. Squire & Associates, LLC

115 West Avenue, Suite 104

Jenkintown, PA 19046

(215) 886-8790

Oct. 30, Nov. 6, 13

SALE NO. 28

Ex. #10087 of 2015

LSF8 Master Participation Trust, Plaintiff

v.

Danny L Stanton (Real Owner and Mortgagor) Elaine Stanton (Mortgagor)

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 10087-2015 LSF8 Master Participation Trust, Plaintiff vs. Danny L. Stanton (Real Owner and Mortgagor) Elaine Stanton (Mortgagor)

Danny L. Stanton, owner of property situated in City of Erie, Erie County, Pennsylvania being 1534 E. 26th Street, Erie, PA 16510 Dimensions of Parcel: 74.5 X 160.46 Acreage: 0.2745

Assessment Map number: 18-51-15-126

Assessed Value figure: \$68,770.00 Improvement thereon: Single Family Residential Dwelling

Morris Scott, Esquire

Richard M. Squire & Associates, LLC

115 West Avenue, Suite 104

Jenkintown, PA 19046

(215) 886-8790

SALE NO. 29

Ex. #11566 of 2015

Wells Fargo Bank, NA

v.

Autumn R. Hubbard and Mark R. Hubbard

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11566-15

Wells Fargo Bank, NA vs. Autumn R. Hubbard and Mark R. Hubbard, owners of property situated in 1st Ward, City of Erie, Erie County, Pennsylvania being 447 East 3rd Street, Erie, PA 16507

Assessment Map number: 14-1015.0-111.00

Assessed Value figure: \$29,500.00 Improvement thereon: Residential Dwelling

Robert W. Williams, Esquire

1 E. Stow Road

Marlton, NJ 08053

(856) 482-1400

Oct. 30, Nov. 6, 13

SALE NO. 30
Ex. #12635 of 2014
Ventures Trust 2013 I-H-R (CS)

v.
Michael R. Rondinelli a/k/a
Michael Rondinelli and Carla H.
Rondinelli a/k/a Carla Rondinelli
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 12635-14 Ventures Trust 2013 I-H-R (CS) vs. Michael R. Rondinelli a/k/a Michael Rondinelli and Carla H. Rondinelli a/k/a Carla Rondinelli, owners of property situated in Erie County, Pennsylvania being 1147 West 23rd Street, Erie, PA 16502
 Assessment Map number: (19) 6035-127
 Assessed Value figure: \$60,500.00
 Improvement thereon: Residential Dwelling
 Robert W. Williams, Esquire
 1 E. Stow Road
 Marlton, NJ 08053
 (856) 482-1400

Oct. 30, Nov. 6, 13

SALE NO. 31
Ex. # 13501 of 2013
U.S. Bank, National Association,
as Trustee under the Pooling
and Servicing Agreement dated
as of January 1, 2007, GSAMP
Trust 2007-H1, Mortgage Pass-
Through Certificates, Series
2007-H1, by its Servicer Ocwen
Loan Servicing LLC

v.
John Austin a/k/a John M. Austin
Angela Austin a/k/a Angela A.
Austin

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: BEGINNING at a point in the north line of Tenth Street, one hundred sixty-five (165) feet east of the east line of Raspberry Street; thence northwardly, parallel with Raspberry Street, one hundred sixty-five (165) feet to a point; thence eastwardly, parallel with Tenth Street, thirty-one (31) feet to a point; thence southwardly, parallel with Raspberry Street, one hundred

sixty-five (165) feet to the north line of Tenth Street; thence westwardly along the north line of Tenth Street, thirty-one (31) feet to the place of beginning. Having erected thereon, a two-story frame dwelling and garage, commonly known as 1050 West 10th Street, Erie, Pennsylvania and bearing Erie County Tax Index Number (16) 3052-124
 PROPERTY ADDRESS: 3313 Post Avenue, Erie, PA 16508
 PARCEL 16-030-052.0-124.00
 BEING the same premises which Northwest Consumer Discount Company, d/b/a Erie Consumer Discount Company by Deed dated December 29, 2006, and recorded January 22, 2007, in the Office of the Recorder of Deeds in and for Adams County in Deed Book 1373, Page 2067, granted and conveyed unto John Austin and Angela Austin, husband and wife, tenants in the entirety.
 M. Troy Freedman, Esquire
 Stern & Eisenberg, PC
 1581 Main Street, Suite 200
 The Shops at Valley Square
 Warrington, PA 18976
 (215) 572-8111

Oct. 30, Nov. 6, 13

SALE NO. 32
Ex. #11973 of 2015
Wells Fargo Bank, National
Association, c/o Ocwen Loan
Servicing, LLC

v.
Beverly A. Deboe
LEGAL DESCRIPTION
 ALL THAT CERTAIN piece or parcel of land situate in the City of Erie, County of Erie and State of Pennsylvania, and being Lot No. eight (8) in Block C of Fireside Park Subdivision No. 2, a plot of which is recorded in Erie County Map Book 6, pages 131 and 132. Said premises are further identified by Erie County Assessment Index No. (18) 5165-303 and are commonly known as 3402 Regis Drive, Erie, Pennsylvania
 PROPERTY ADDRESS: 3402 Regis Drive, Erie, Pa 16510
 PARCEL 18051065030300
 BEING the same premises which Thomas J. Slomski, Executor of

the Estate of Mary T. Slomski, by Deed dated December 13, 2004 and recorded on December 20, 2004 in the office of the recorder of deeds in and for Erie County at book 1198 page 1031 granted and conveyed unto Beverly A. Deboe and Helen A. Deboe-McCullum, as joint tenants with right of survivorship Helen A. Deboe-McCullum departed this life on November 14, 2013.
 Andrew J. Marley, Esq.
 Stern & Eisenberg, PC
 1581 Main Street, Suite 200
 The Shops at Valley Square
 Warrington, PA 18976
 (215) 572-8111

Oct. 30, Nov. 6, 13

SALE NO. 34
Ex. #11851 of 2015
LSF9 Master Participation Trust,
Plaintiff

v.
Richard E. Kaufmann, Jr.,
Defendant
SHORT DESCRIPTION

By virtue of a Writ of Execution filed to No. 11851-15 LSF9 Master Participation Trust v. Richard E. Kaufmann, Jr., owners of property situated in the Township of Borough of Girard, Erie County, Pennsylvania being 315 Pheasant Drive, Girard, Pennsylvania 16417.
 Tax I.D. No. 23-013-041.1-026.00
 Assessment: \$156,779.74
 Improvements: Residential Dwelling
 McCabe, Weisberg and Conway, P.C.
 123 South Broad Street, Suite 1400
 Philadelphia, PA 19109
 215-790-1010

Oct. 30, Nov. 6, 13

SALE NO. 36
Ex. #11414 of 2015
The Huntington National Bank,
Plaintiff

v.
Michael J. Sikora a/k/a Mike
J. Sikora and Janice F. Ross,
Defendant
SHORT DESCRIPTION

By virtue of a Writ of Execution filed to No. 11414-2015 The Huntington National Bank v. Michael J. Sikora a/k/a Mike J. Sikora and Janice F. Ross, owners

of property situated in the Township of Borough of Cranesville, Erie County, Pennsylvania being 9813 Meadville Street, Cranesville, Pennsylvania 16410.

Tax I.D. No. 09001003003500

Assessment: \$81,622.17

Improvements: Residential Dwelling

McCabe, Weisberg and Conway, P.C.
123 South Broad Street, Suite 1400
Philadelphia, PA 19109
215-790-1010

Oct. 30, Nov. 6, 13

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ESTATE 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. 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

**BARCIO, ROBERT G.,
deceased**

Late of the City of Erie, Erie County
Executor: William E. Biebel
Attorney: William R. Kelly, Jr., Esquire, 230 West 6th Street, Suite 201, Erie, PA 16507

**BROWN, JAN B.,
deceased**

Late of the Township of Millcreek, County of Erie, Commonwealth of Pennsylvania
Executor: Bonny B. Brown, c/o Sterrett Mott Breski & Shimek, 345 West 6th Street, Erie, PA 16507
Attorney: John J. Shimek, III, Esq., Sterrett Mott Breski & Shimek, 345 West 6th Street, Erie, PA 16507

**BULLERS, BERNICE C., a/k/a
BONNIE BULLERS, a/k/a
BONNIE C. BULLERS,
deceased**

Late of the Township of Summit, County of Erie and Commonwealth of Pennsylvania
Executrix: Susan Carey, c/o 818 State Street, Erie, PA 16501
Attorney: Gery T. Nietupski, Esq., The Law Offices of Gery T. Nietupski, Esquire, LLC, 818 State Street, Erie, Pennsylvania 16501

**COLLEY, SHIRLEY M., a/k/a
SHIRLEY COLLEY,
deceased**

Late of the City of Erie, County of Erie, State of Pennsylvania
Executrix: Donna Lewis, 2540 Dorn Road, Waterford, PA 16441
Attorney: Grant M. Yochim, Esq., 24 Main St. E., PO Box 87, Girard, PA 16417

**JAROSKI, IRENE J.,
deceased**

Late of Greene Township, County of Erie and Commonwealth of Pennsylvania
Executor: James M. Jaroski, c/o Norman A. Stark, Esq., Suite 300, 300 State Street, Erie, PA 16507
Attorneys: Marsh, Spaeder, Baur, Spaeder & Schaaf, LLP, Suite 300, 300 State Street, Erie, PA 16507

**KUTTERNA, ANGELINE M.,
a/k/a ANGELINE MARY
KUTTERNA,
deceased**

Late of the City of Erie, Commonwealth of Pennsylvania
Executor: Asha M. Hughes, 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

**RENNER, EVA E.,
deceased**

Late of the Township of Harborcreek, County of Erie, State of Pennsylvania
Administratrix: Donna M. Rodland, 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

**SMITH, LEWIS R.,
deceased**

Late of the Township of Millcreek, County of Erie, State of Pennsylvania
Executor: William A. Hawks, 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

**WELCH, STEVE C., a/k/a
STEPHEN C. WELSH,
deceased**

Late of the City of Erie, Erie County, Pennsylvania
Administratrix: Linda E. Welch, c/o Mary Alfieri Richmond, Esq., 150 East 8th Street, Erie, PA 16501
Attorney: Mary Alfieri Richmond, Esq., 150 East 8th Street, Erie, PA 16501

**WIMMER, WALTER W., a/k/a
WALTER WIMMER, a/k/a
WALT WIMMER,
deceased**

Late of the Township of Millcreek
Executor: Richard K. Hiles
Attorney: Michael G. Nelson, Esquire, Marsh, Spaeder, Baur, Spaeder & Schaaf, LLP, 300 State Street, Suite 300, Erie, Pennsylvania 16507

SECOND PUBLICATION

**BILETNIKOFF, JEFFREY G.,
deceased**

Late of the Township of Greene, County of Erie, Commonwealth of Pennsylvania
Executrix: Janet Marie Palmer, c/o Paul J. Carney, Jr., Esq., 224 Maple Avenue, Corry, PA 16407
Attorney: Paul C. Carney, Jr., Esq., 224 Maple Avenue, Corry, PA 16407

**CIRINO, MARY M.,
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Executrix: Roselie C. Nelson
Attorney: Thomas J. Minarcik, Esquire, Elderkin Law Firm, 150 East 8th Street, Erie, PA 16501

**FEATH, DAVID,
deceased**

Late of McKean Township, Erie County, McKean, Pennsylvania
Administrator: Phillip Feath, c/o Robert J. Jeffery, Esq., 33 East Main Street, North East, Pennsylvania 16428
Attorneys: Orton & Jeffery, P.C., 33 East Main Street, North East, Pennsylvania 16428

**GATESMAN, THOMAS PATRICK, a/k/a THOMAS P. GATESMAN, a/k/a THOMAS GATESMAN, a/k/a TOM GATESMAN,
deceased**

Late of the City of Erie, County of Erie, State of Pennsylvania
Administrator: Christine Carucci, 12280 Skyview Dr., Edinboro, PA 16412
Attorney: None

**JACKSON, JOHN MARK, a/k/a JOHN M. JACKSON, a/k/a JOHN JACKSON,
deceased**

Late of the Township of Venango, County of Erie and Commonwealth of Pennsylvania
Executrix: Gayle M. Jackson, c/o Robert E. McBride, Esquire, 32 West Eighth Street, Suite 600, Erie, Pennsylvania 16501
Attorney: Robert E. McBride, Esquire, 32 West Eighth Street, Suite 600, Erie, Pennsylvania 16501

**KERNER, FREDERICK A.,
deceased**

Late of the Township of Harborcreek
Executrix: Jill Call, 6304 Shimer Drive, Lockport, NY 14094
Attorney: Michael A. Fetzner, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**KONKEL, RAYMOND H.,
deceased**

Late of Erie, County of Erie and Commonwealth of Pennsylvania
Executor: Jeffrey D. Konkel
Attorney: David J. Rhodes, Esquire, Elderkin Law Firm, 150 East 8th Street, Erie, PA 16501

**KUPNIEWSKI, LOUIS J.,
deceased**

Late of the Township of Harborcreek, Erie County, PA
Co-Executrices: Janice M. Chrzanowski and Karen L. Hughes, 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

**MILLER, JEAN MARIE, a/k/a JEAN MARIE SARAH MILLER,
deceased**

Late of the City of Erie, County of Erie
Executor: David R. Miller, 1836 Dee Jay Avenue, Erie, Pennsylvania 16510
Attorney: Kari A. Froess, Esquire, Carney & Good, 254 West Sixth Street, Erie, Pennsylvania 16507

**PALERMO, DONALD A., a/k/a DONATO A. PALERMO,
deceased**

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania
Executor: Michael P. Palermo, c/o Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506-4508
Attorney: Valerie H. Kuntz, Esq., Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506-4508

**PERRY, VIOLA B.,
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Executor: Catherine P. Krill, c/o Denis W. Krill, P.C., 309 French Street, Erie, Pennsylvania 16507
Attorney: Denis W. Krill, Esquire, 309 French Street, Erie, Pennsylvania 16507

**POST, SHIRLEY A.,
deceased**

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania
Executor: Kim E. Perry, c/o Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506
Attorney: Scott L. Wallen, Esquire, Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506

**PRENTICE, JOYCE M.,
deceased**

Late of Millcreek Township, Erie County, Commonwealth of PA
Executor: Nancy P. Kirner, c/o Leigh Ann Orton, Esquire, 11 Park Street, North East, PA 16428
Attorney: Leigh Ann Orton, Esq., Knox McLaughlin Gornall & Sennett, P.C., 11 Park Street, North East, PA 16428

**SMITH, VERONICA LUISE,
deceased**

Late of the Borough of Edinboro, County of Erie and State of Pennsylvania
Executrix: Sabra K. Miller, c/o David R. Devine, Esq., 201 Erie Street, Edinboro, PA 16412
Attorney: David R. Devine, Esq., 201 Erie Street, Edinboro, PA 16412

**WURST, ANITA J.,
deceased**

Late of the City of Erie, County of Erie, and State of Pennsylvania
Executor: Terry D. Wurst, c/o 227 West 5th Street, Erie, PA 16507
Attorney: Mark O. Prenatt, Esquire, 227 West 5th Street, Erie, PA 16507

THIRD PUBLICATION

**BEAM, MARY M.,
deceased**

Late of Girard Township, County of Erie
Executor: Kevin M. Beam, c/o Thomas A. Testi, Esq., 3952 Avonia Road, PO Box 413, Fairview, PA 16415
Attorney: Thomas A. Testi, Esq., 3952 Avonia Road, PO Box 413, Fairview, PA 16415

**FUHRER, WILLIAM H.,
deceased**

Late of Millcreek Township, Erie County, Pennsylvania
Executrices: Kristal Chamberlain, 1643 Davis Avenue, Erie, PA 16509 and Joyce McCandless, 11942 Arbuckle Road, Union City, PA 16438
Attorney: Gary J. Shapira, Esq., 305 West Sixth Street, Erie, PA 16507

**HOLTZ, RAYMOND R., SR.,
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Administrator: Raymond R. Holtz, Jr., c/o 504 State Street, 3rd Floor, Erie, PA 16501
Attorney: Michael J. Nies, Esquire, 504 State Street, 3rd Floor, Erie, PA 16501

**KLIMEK, STANLEY W.,
deceased**

Late of the City of Erie, County of Erie
Executor: Terry Klimek, 7660 Clark Road, Erie, PA 16510
Attorney: John C. Melaragno, Esquire, Melaragno, Placidi, Parini & Veitch, 502 West Seventh Street, Erie, Pennsylvania 16502

**MARSCHKA, HELEN B.,
deceased**

Late of the Township of Millcreek
Executrix: Nancy C. Shaffer, 8669 Crane Road, Cranesville, PA 16410
Attorney: Michael A. Fetzner, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**McGUIRE, MSGR. RICHARD J.,
deceased**

Late of the City of Erie
Administrator: Paige E. Peasley
Attorney: Michael G. Nelson, Esquire, Marsh, Spaeder, Baur, Spaeder & Schaaf, LLP, 300 State Street, Suite 300, Erie, Pennsylvania 16507

**SAMPLE, ELEANOR J.,
deceased**

Late of the Township of Fairview, Erie County, PA
Executor: John N. Sample, 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

**SCHEPPNER, DOROTHY C.,
deceased**

Late of the Township of Millcreek, County of Erie, Commonwealth of Pennsylvania
Co-Executors: Jacqueline K. Scheppner, 3276 Lake Front Drive, Erie, PA 16505-1970; Kathleen A. Scheppner, 5297 S. Cottonwood Club Circle, Holladay, UT 84117-7638; and James D. Cullen, 100 State Street, Suite 700, Erie, PA 16507
Attorneys: MacDonald, Illig, Jones & Britton LLP, 100 State Street, Suite 700, Erie, Pennsylvania 16507-1459

**STEFANOVSKI, KRSTE,
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Administratrix: Nancy Oestreicher, 34 South Road, Harrison, NY 10528
Attorney: None

**VARO, BEATRICE L.,
deceased**

Late of the County of Erie and Commonwealth of Pennsylvania
Executor: Samuel J. Varo Jr., c/o Norman A. Stark, Esq., Suite 300, 300 State Street, Erie, PA 16507
Attorneys: Marsh, Spaeder, Baur, Spaeder & Schaaf, LLP, Suite 300, 300 State Street, Erie, PA 16507

**VICARY, JOAN RAE,
deceased**

Late of the Commonwealth of Pennsylvania
Executor: Ruth Thompson Carroll, 660 East 10th Street, Erie, PA 16503
Attorney: John M. Bartlett, Vendetti & Vendetti, 3820 Liberty Street, Erie, PA 16509

The Hiring and Firing of Employees: Best Practices for the Solo/Small Firm Practitioner



TUESDAY, NOVEMBER 17, 2015

Bayfront Convention Center
11:45 a.m. - 12:15 p.m. - Registration/Lunch
12:15 p.m. - 1:45 p.m. - Seminar

\$67 (ECBA members/non-attorney staff) \$87 (nonmembers)
\$47 (member judge not needing CLE)

This seminar has been approved by the PA CLE Board for 1.5 hours substantive law credits.



Mark T. Wassell, Esq.
Knox McLaughlin Gornall & Semett, P.C.

“Legal Aspects of the Hiring Process”

The legal do's and don'ts of the hiring process will be examined. The focus will be on the use of employment applications, interviews, and background checks to determine the best candidate for the job. Permissible questions to ask the applicant and the proper means to learn of his/her work history will be reviewed.

Daniel M. Miller, Esq.
MacDonald Illig Jones & Britton LLP



“Employee Accountability: Disciplining and Discharging Employees”

Gain a better understanding of the at-will employment doctrine, its status and the many exceptions to it. Additional discussion will include corrective action with fairness, consistency and compliance with federal, state and local laws.

Reservations due to the ECBA office by Thursday, November 12

New ECBA Policy on Seminar Materials:

Prior to each ECBA seminar, materials will be provided via electronic format to those who have registered. You may print the materials or download them to your computer.

Upon request, hard copies can be provided by the ECBA at a nominal per-page cost. Requests prior to the seminar date are appreciated.

We continue our efforts to make ECBA's quality seminars affordable to members. Tuition is routinely less than many other providers. This new policy regarding materials will help us reduce what has been a substantial cost connected to copying and binding materials for every registrant.

Cancellation Policy for ECBA Events/Seminars:

Cancellations received on or before the last reservation deadline will be fully refunded. Cancellations received after the deadline or non-attendance will not be refunded. If you register for an event without payment in advance and don't attend, it will be necessary for the ECBA to send you an invoice for the event.

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Erie, PA 16507-----*mwachter@mijb.com*

JEFFREY LEIKIN----- 216-621-2300
600 Superior Avenue East, Suite 1200
Cleveland, OH 44114-----*jleikin@nphm.com*

NEW EMAIL ADDRESS

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