

Erie County Legal Journal

Vol. 99 No. 1

January 1, 2016



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.

The *Erie County Legal Journal* makes no representation as to the quality of services offered by an advertiser in this publication. Advertisements in the *Erie County Legal Journal* do not constitute endorsements by the Erie County Bar Association of the parties placing the advertisements or of any product or service being advertised.

INDEX

CHANGES IN CONTACT INFORMATION OF ECBA MEMBERS	3
NOTICE TO THE PROFESSION	4
BANKRUPTCY COURT	7
COURT OF COMMON PLEAS	
Fictitious Name Notice.....	8
Organization Notice	8
Sheriff Sales.....	9
ORPHANS' COURT	
Estate Notices	25

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 2016©) 302 West 9th St., Erie, PA 16502 (814/459-3111). POSTMASTER: Send Address changes to THE ERIE COUNTY LEGAL JOURNAL, 302 West 9th St., Erie, PA 16502-1427.

CHANGES IN CONTACT INFORMATION OF ECBA MEMBERS

CARM PRESOGNA-----814-315-9255
425 West 10th Street
Erie, PA 16502-----*presognac@gmail.com*

SCOTT L. WALLEN-----814-870-7760
MacDonald Illig Jones & Britton LLP----- (f) 814-454-4647
100 State Street, Suite 700
Erie, PA 16507-----*swallen@mijb.com*

ANTHONY J. SCIARRINO ----- (267) 825-9382
Pennsylvania Lumbermens Mutual Insurance Company----- (f) (215) 625-9097
2005 Market Street, Suite 1200
Philadelphia, PA 19103-----*tsciarrino@plmins.com*

NEW EMAIL ADDRESSES

ROBERT BAUER ----- *rbauer@bauer.law*
MATTHEW LAGER-----*matt@erieinjury.com*
ADAM BARNETT ----- *adam@erieinjury.com*
BRUCE BERNARD----- *bruce@erieinjury.com*
JIM STUCZYNSKI ----- *jim@erieinjury.com*

ALL COUNTY EMPLOYEES (ATTORNEYS AND NON-ATTORNEYS) email addresses have changed. The domain name is now ----- ***eriecountypa.gov***

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



2016 BOARD OF DIRECTORS

----- Melissa H. Shirey, President

Craig Murphey, First Vice President
Eric J. Purchase, Second Vice President
Richard A. Lanzillo, Past President
Valerie H. Kuntz, Treasurer

Tina M. Fryling
Steven E. George
Erica L. Jenkins
John J. Mead

Thomas J. Minarcik
Michael G. Nelson
Nicholas R. Pagliari

Mary Alfieri Richmond
Gary V. Skiba
Matthew B. Wachter
Mark T. Wassell

**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
JANUARY 2016 NOTICE**

The following is a list of *January 2016, February 2016 and March 2016* 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:

Wednesday, January 6, 2016	9:30 a.m.:	Open for all Erie and Pittsburgh Ch. 13 matters
Wednesday, February 3, 2016	10:00 a.m.:	Open for all Erie and Pittsburgh Ch. 13 matters
Wednesday, March 2, 2016	10:30 a.m.:	Open for all Erie and Pittsburgh Ch. 13 matters
Wednesday, March 23, 2016	11:00 a.m.:	Ch. 13 Sale, Financing and Extended/Impose Stay and Ch. 12 matters at this time, only
	11:30 a.m.:	Open for all Erie and Pittsburgh Ch. 13 matters

NOTE: Judge Agresti will be conducting Erie and Pittsburgh Ch. 13 & 12 hearings in the morning, and contested matters scheduled at 1:30 p.m.

SCHEDULE CHAPTERS 11 & 7 MOTIONS ON:

Thursday, January 7, 2016	9:30 a.m.:	Open for all Erie & Pittsburgh Ch. 11 matters
Thursday, January 21, 2016	10:00 a.m.:	Open for all Erie & Pittsburgh Ch. 11 matters
Thursday, February 11, 2016		-- Ch. 11 Sale motions at this time, only
Thursday, February 25, 2016	10:30 a.m.:	Open for all Erie & Pittsburgh Ch. 7 matters
Thursday, March 10, 2016	11:00 a.m.:	Open for all Erie & Pittsburgh Ch. 7 matters **
Thursday, March 24, 2016	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.

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).

Michael R. Rhodes
Clerk of Court

Jan. 1

Office space at 425 West 10th available February 1st. Perfect for solo practitioner at any stage of career. Office includes ample parking, impressive conference rooms, and many other amenities. Contact Adam Williams: Adam@ErieBusinessLaw.com

Dec. 25 and Jan. 1



Is new *technology* a blur to you?

...CMIT WILL HELP BRING IT ALL INTO FOCUS FOR YOUR BUSINESS.

- Preventative maintenance and monitoring programs
- Data backup and business continuity services
- Help Desk and troubleshooting services
- Network design and administration
- Anti-spam and email archiving
- Consulting services

cmitsolutions®
Your Technology Team

Proud to be a local woman-owned business serving clients in the Erie area.

814.806.2637 | www.cmitsolutions.com/erie

Your financial world is changing...

Good thing you have choices.

N NORTHWEST

20 offices to serve you in Erie County

Northwest Direct: 1-877-672-5678 • www.northwest.com

Member FDIC

The USI Affinity Insurance Program

We go beyond professional liability to offer a complete range of insurance solutions covering all of your needs.

USI Affinity's extensive experience and strong relationships with the country's most respected insurance companies give us the ability to design customized coverage at competitive prices.

- Lawyers Professional Liability
- Business Insurance
- Medical & Dental
- Life Insurance
- Disability Insurance



AFFINITY

www.usiaffinity.com

Call 1.800.327.1550 for your FREE quote.

Who's helping you build your financial future?

Wealth Management Advisor

John M. Bongiovanni

CFP®, CLU®, ChFC®

john.bongiovanni@nm.com



*Providing expert guidance for a
lifetime of financial security.*

100 State St., Ste 300
Erie, PA 16507-1452

814-455-2718
johnbongiovanni.com



Bishop & Company

Investment Management, LLC

Michael W. Bishop, CFA

814-314-0344

1250 Tower Lane, Suite 101, Erie, PA 16505

www.bishopinvestmentmanagement.com

Fee Only Registered Investment Advisor

MANAGING YOUR WEALTH WISELY

BANKRUPTCY NOTICE

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

IN RE: THERA M. FREEMAN,
Debtor

Bankruptcy Case No. 15-10015-TPA

JOSEPH B. SPERO, ESQUIRE,
Movant

VS.

INGRAM MICRO, INC, TECH
DATA CORPORATION, DE
LAGE LANDEN and AMERICAN
EXPRESS, Respondents

Notice is hereby given that the
Trustee in the above-captioned
proceeding, Joseph B. Spero, Esquire,
intends to sell the Debtor's, Thera M.
Freeman's, the personal property
from her former businesses: Erie
Computer Company, Erie Computer,
Priority Computer Systems, PC
Super Store, About Projectors and
Cost Central, at Public Auction

PRICE: Highest Bidder at Public
Auction

HEARING AND LOCATION For
Approval of Auction: January 21,
2016 at 11:30 a.m. before Judge
Thomas P. Agresti, U.S. Courthouse,
Bankruptcy Court, 17 South Park
Row, Erie, PA 16501

OBJECTION DEADLINE: January
4, 2016, or thereafter as the Court
permits, with a copy to the Trustee's
undersigned counsel

PUBLIC AUCTION DATE, TIME
& LOCATION: On February
20, 2016 at 10:00 a.m., Birkmire
Transportation Solutions, Birkmire
Trucking/Big Box Rentals,
7400 Birkmire Drive, Fairview,
Pennsylvania 16415

TERMS & CONDITIONS:

- (a) "as-is, where is and with all
faults";
 - (b) all cash or check on date of
auction, no financing contingencies;
- PROPERTY TO BE SOLD: various

items of inventory from the Debtor's
businesses: Erie Computer Company,
Erie Computer, Priority Computer
Systems, PC Super Store, About
Projectors and Cost Central, which
includes, but is not limited to, Xerox
Color Qubes, Panasonic scanners,
Xerox printers, HP Design Jet
printers, as well as keyboards, office
supplies and more

FOR INFORMATION: Contact
Trustee's undersigned counsel at
(814) 836-1011 or view additional
information, description, and
photographs at www.pawb.uscourts.gov/easi.htm

Joseph B. Spero, Esquire
P.A. I.D. No. 76409

3213 West 26th Street
Erie, PA 16506

Phone: (814) 836-1011

Attorney Pro Se for Trustee,
Joseph B. Spero, Esquire

Jan. 1



HUBBARD-BERT, INC.

1250 Tower Lane
Erie, PA 16505
Phone: 814-453-3633
Fax: 814-461-9402
Toll Free: 800-777-2524
www.hubbardbert.net



Hubbard-Bert provides a total array of employee benefit services including Group Health, Dental and Vision Plans, Individual Health, Group and Individual Life and Disability Insurance, Dental and Vision Claims Administration, Flexible Spending Plans, Payroll Life and Disability, 401(k) Plans, Retirement Planning Services and Corporate Owned Life Insurance (COLI)

Our Third-Party Administration company, BAI, provides complete management services for:

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

FICTITIOUS NAME NOTICE
Pursuant to Act 295 of December 16, 1982 notice is hereby given of the intention to file with the Secretary of the Commonwealth of Pennsylvania a "Certificate of Carrying On or Conducting Business under an Assumed or Fictitious Name." Said Certificate contains the following information:

FICTITIOUS NAME NOTICE
1. Fictitious Name: Great Lakes EHS Services
2. Principal business office: 2001 Hampton Road, Erie, PA 16502-2046
3. Names and address of the persons party to the registration: Clark-McKibben Saftey Products, Inc., 2001 Hampton Road, Erie, PA 16502-2046
An application for registration of the fictitious name was filed in the office of the Department of State of the Commonwealth of Pennsylvania on December 21, 2015.

Jan. 1

ORGANIZATION NOTICE
Proposed Organizational
ADVERTISEMENT FOR
WESMINSTER LIFE
SETTLEMENTS, LLC

Notice is hereby given that a Certificate of Organization - Domestic Limited Liability Company dated December 3, 2015 was filed with the Department of State of the Commonwealth of Pennsylvania on the 9th day of December, 2015 relating to a new proposed limited liability company - Westminster Life Settlements, LLC. The primary purpose for which Westminster Life Settlements, LLC was organized is to provide selected specialized financial planning services for the benefit of third party clients.
JAMES W. MCCARTHY, ESQ.
550 Washington Avenue
Carnegie, PA 15106.

Jan. 1

Dennis Lagan & Associates, Inc.
INVESTIGATORS AND CONSULTANTS

**NORTHWEST PENNSYLVANIA'S
PREMIER INVESTIGATIVE TEAM**

Over 100 years combined PSP, FBI and CIA experience

Dennis Lagan | Gerald Nichols
Jennifer Mazur
Mark Noce | David J. Peck

- ⊕ DOMESTIC, CIVIL, CRIMINAL
- ⊕ WRITTEN STATEMENTS
- ⊕ SURVEILLANCE
- ⊕ WIRETAP/"BUG" DETECTION
- ⊕ POLYGRAPH

814-455-7007
877-99-LAGAN
www.laganpi.com

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

JANUARY 22, 2016

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

Jan. 1, 8, 15

SALE NO. 2

Ex. #12738 of 2015

**MARQUETTE SAVINGS
BANK, Plaintiff**

v.

**SANDRA L. JONES,
Administrator of the Estate
of WARREN R. JONES, JR.,
Defendant**

SHERIFF'S SALE

By virtue of a Writ of Execution filed at No. 12738-2015, Marquette Savings Bank vs. Sandra L. Jones, Administrator of the Estate of Warren R. Jones, Jr., owner of property situate in the City of Erie, Erie County, Pennsylvania being: 1529 Fairmont Parkway, Erie, Pennsylvania.

50' X 13' X 50' X 13'

Assessment Map Number:

(18) 5114-215

Assessed Value Figure: \$72,350.00

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

Jan. 1, 8, 15

SALE NO. 3

Ex. #13027 of 2014

**MARQUETTE SAVINGS
BANK, Plaintiff**

v.

**CARRIE A. PLYLER, Defendant
SHERIFF'S SALE**

By virtue of a Writ of Execution filed at No. 2014-13027, Marquette Savings Bank vs. Carrie A. Plyler, owner of property situate in the City of Erie, Erie County, Pennsylvania being: 1054 West 21st Street, Erie, Pennsylvania.

35.5 'X 90' X 35.5' X 90'

Assessment Map Number:

(19) 6030-228

Assessed Value Figure: \$54,120.00

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

Jan. 1, 8, 15

SALE NO. 4

Ex. #12157 of 2015

**MARQUETTE SAVINGS
BANK, Plaintiff**

v.

**ROBERT L. WARD, Defendant
SHERIFF'S SALE**

By virtue of a Writ of Execution filed at No. 2015-12157, Marquette Savings Bank vs. Robert L. Ward, owner of property situate in the Township of Elk Creek, Erie County, Pennsylvania being: 7380 Sherrod Hill Road, Edinboro, Pennsylvania.

Approx. 162.19 acres

Assessment Map Number:

(13) 18-33-9

Assessed Value Figure: \$315,430.00

Improvement Thereon: Residence and out buildings

Eugene C. Sundberg, Jr., Esq.

Marsh Spaeder Baur Spaeder

& Schaaf, LLP

300 State Street, Suite 300

Erie, Pennsylvania 16507

(814) 456-5301

Jan. 1, 8, 15

SALE NO. 5

Ex. #11886 of 2015

**NORTHWEST SAVINGS
BANK, Plaintiff**

v.

**THOMAS M. KUZMICH,
Defendant**

SHERIFF'S SALE

By virtue of a Writ of Execution filed at No. 11886-2015, Northwest Savings Bank vs. Thomas M. Kuzmich, owner of property situate in the Township of North East, Erie County, Pennsylvania being: 1139 Orchard Beach Road, North East, Pennsylvania.

Approx. 1.1 Acre

Assessment Map Number:

(37) 5-42-10

Assessed Value Figure: \$113,400.00

Improvement Thereon: Residence

Kurt L. Sundberg, Esq.

Marsh Spaeder Baur Spaeder

& Schaaf, LLP

300 State Street, Suite 300

Erie, Pennsylvania 16507

(814) 456-5301

Jan. 1, 8, 15

SALE NO. 7

Ex. #11836 of 2015

**CITIZENS BANK OF
PENNSYLVANIA,**

v.

**JOHN FRANCIS HORSTMAN,
SHERIFF'S SALE**

By virtue of a Writ of Execution filed at No. 2015-11836 CITIZENS BANK OF PENNSYLVANIA vs. JOHN FRANCIS HORSTMAN, owner of property situated in City of Erie, Erie County, Pennsylvania being 2410 McCain Street, Erie, PA. Assessment Map number:

(18) 51-28-201

Assessed Value figures: Land:

\$18,400.00 Building: \$67,810.00

Total: \$86,210.00

Improvements thereon: None

Mattlemann, Weinroth & Miller

By Alicia M. Sandoval, Esquire

401 ROUTE 70 EAST, SUITE 100

CHERRY HILL, NJ 08034
(856) 429-5507

Jan. 1, 8, 15

SALE NO. 8

Ex. #11707 of 2015

**PNC BANK, NATIONAL
ASSOCIATION, Plaintiff**

v.

**CATHY M. BARGIELSKI,
Defendant**

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11707-15, PNC BANK, NATIONAL ASSOCIATION vs. CATHY M. BARGIELSKI, owner(s) of property situated in CITY OF ERIE, Erie County, Pennsylvania being 1143 E. 27TH STREET, ERIE, PA 16504

0.1085 acres

Assessment Map number:
18050044010800

Assessed Value figure: \$62,550.00
Improvement thereon: single family dwelling and garage

Brett A. Solomon, Esquire

Michael C. Mazack, Esquire

1500 One PPG Place

Pittsburgh, PA 15222

(412) 566-1212

Jan. 1, 8, 15

SALE NO. 9

Ex. #12039 of 2015

**PNC BANK, NATIONAL
ASSOCIATION, Plaintiff**

v.

JOHN C. COLEMAN, Defendant

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 12039-15, PNC BANK, NATIONAL ASSOCIATION vs. JOHN C. COLEMAN, owner(s) of property situated in LAWRENCE PARK TOWNSHIP, Erie County, Pennsylvania being 3809 IROQUOIS AVENUE, ERIE, PA 16511

0.2502 acre

Assessment Map number: 29-009-035.0-007.00

Assessed Value figure: \$92,090.00

Improvement thereon: single family dwelling

Brett A. Solomon, Esquire

Michael C. Mazack, Esquire

1500 One PPG Place

Pittsburgh, PA 15222

(412) 566-1212

Jan. 1, 8, 15

SALE NO. 10

Ex. #12162 of 2015

**PNC BANK NATIONAL
ASSOCIATION, Plaintiff**

v.

**VALERIE E. ENGELLEITER,
in her capacity as EXECUTRIX
OF THE ESTATE OF PATRICIA
M. ENGELLEITER, Defendant**

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 12162-15, PNC BANK, NATIONAL ASSOCIATION vs. VALERIE E. ENGELLEITER, in her capacity as EXECUTRIX OF THE ESTATE OF PATRICIA M. ENGELLEITER, owner(s) of property situated in CITY OF ERIE, Erie County, Pennsylvania being 132 MOORHEAD STREET, ERIE, PA 16508

0.1555 acre

Assessment Map number:
18 50-90-144

Assessed Value figure: \$57,650.00
Improvement thereon: single family dwelling

Brett A. Solomon, Esquire

Michael C. Mazack, Esquire

1500 One PPG Place

Pittsburgh, PA 15222

(412) 566-1212

Jan. 1, 8, 15

SALE NO. 11

Ex. #10240 of 2015

**PNC BANK, NATIONAL
ASSOCIATION, Plaintiff**

v.

**LARRY A. HITES AND
LINDA M. HITES, Defendants**

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 2015-10240, PNC BANK, NATIONAL ASSOCIATION vs. LARRY A. HITES AND LINDA M. HITES, owner(s) of property situated in TOWNSHIP OF ELK CREEK, Erie County, Pennsylvania being 9498 Reservoir Road, Albion, PA 16401

20-79.99 acres

Assessment Map number:
13-25-38-12, 02

Assessed Value figure: \$175,000.00
Improvement thereon: single family dwelling

Donna M. Donaher, Esquire

Michael C. Mazack, Esquire

1500 One PPG Place

Pittsburgh, PA 15222
(412) 566-1212

Jan. 1, 8, 15

SALE NO. 12

Ex. #11470 of 2015

**PNC BANK, NATIONAL
ASSOCIATION, Plaintiff**

v.

**CHRISTOPHER M. IVES
A/K/A CHRISTOPHER IVES,
Defendants**

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11470-15 PNC BANK, NATIONAL ASSOCIATION vs. CHRISTOPHER M. IVES, a/k/a CHRISTOPHER IVES, owner(s) of property situated in WESLEYVILLE BOROUGH, Erie County, Pennsylvania being 2105 WILLOW STREET, ERIE, PA 16510

0.1102 acre

Assessment Map number:
50003030002600

Assessed Value figure: \$76,500.00
Improvement thereon: two-family dwelling

Brett A. Solomon, Esquire

Michael C. Mazack, Esquire

1500 One PPG Place

Pittsburgh, PA 15222

(412) 566-1212

Jan. 1, 8, 15

SALE NO. 13

Ex. #10329 of 2015

**PNC BANK, NATIONAL
ASSOCIATION, Plaintiff**

v.

**ALL KNOWN AND UNKNOWN
HEIRS OF PAUL D.
NEWCOMER, SR., A/K/A PAUL
D. NEWCOMER, Defendant**

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 10329-15, PNC BANK, NATIONAL ASSOCIATION vs. ALL KNOWN AND UNKNOWN HEIRS OF PAUL D. NEWCOMER, SR., A/K/A PAUL D. NEWCOMER, owner(s) of property situated in TOWNSHIP OF MILLCREEK, Erie County, Pennsylvania being 3114 COURT AVENUE, ERIE, PA 16506-3432

0.1062 acre

Assessment Map number:
33-073-308.0-103.00

Assessed Value figure: \$66,900
Improvement thereon: One and one-half story frame dwelling and garage
Brett A. Solomon, Esquire
Michael C. Mazack, Esquire
1500 One PPG Place
Pittsburgh, PA 15222
(412) 566-1212

Jan. 1, 8, 15

SALE NO. 14

Ex. #11331 of 2015
PNC BANK, NATIONAL ASSOCIATION, Plaintiff
v.

ROBERT E. UHT, Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11331-15 PNC BANK, NATIONAL ASSOCIATION vs. ROBERT E. UHT, owner(s) of property situated in CITY OF ERIE, Erie County, Pennsylvania being 223 MADISON AVENUE, ERIE, PA 16505
0.1584

Assessment Map number: (17) 4121-132

Assessed Value figure: \$ 194,100.00
Improvement thereon: single family dwelling

Brett A. Solomon, Esquire
Michael C. Mazack, Esquire
1500 One PPG Place
Pittsburgh, PA 15222
(412) 566-1212

Jan. 1, 8, 15

SALE NO. 15

Ex. #12720 of 2014
Bayview Loan Servicing, LLC, Plaintiff
v.

Steven T. Benovic and Teri K. Benovic, Defendants
SHERIFF SALE

By virtue of a Writ of Execution filed to No. 12720-14, Bayview Loan Servicing, LLC vs. Steven T. Benovic and Teri K. Benovic, owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 1641 East 42nd Street, Erie, PA 16510
.2616

Assessment Map number: 18-5252-136
Assessed Value figure: \$123,840.00
Improvement thereon: a residential dwelling

Leslie J. Rase, Esquire
Shapiro & DeNardo, LLC
3600 Horizon Drive, Suite 150
King of Prussia, PA 19406
(610) 278-6800

Jan. 1, 8, 15

SALE NO. 16

Ex. #14341 of 2006
JPMorgan Chase Bank, National Association, Plaintiff
v.

Kevin A. Dukich and Kimberly M. Dukich, Defendants
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 14341-06, JPMorgan Chase Bank, National Association vs. Kevin A. Dukich and Kimberly M. Dukich, owner(s) of property situated in Borough of Wesleyville Erie County, Pennsylvania being 2114 Eastern Avenue, Erie, PA 16510
0.2204

Assessment Map number: 50-3-24-11
Assessed Value figure: \$91,380.00
Improvement thereon: a residential dwelling

Leslie J. Rase, Esquire
Shapiro & DeNardo, LLC
3600 Horizon Drive, Suite 150
King of Prussia, PA 19406
(610) 278-6800

Jan. 1, 8, 15

SALE NO. 17

Ex. #11301 of 2015
JPMorgan Chase Bank, National Association, Plaintiff
v.

Joshua S. Rizzo and Kasey D. Rizzo, Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 2015-11301, JPMorgan Chase Bank, National Association vs. Joshua S. Rizzo and Kasey D. Rizzo, owner(s) of property situated in Township of North East, Erie County, Pennsylvania being 12012 Kerr Road, North East, PA 16428
.3488

Assessment Map number: 37025109000700
Assessed Value figure: \$137,880.00
Improvement thereon: a residential dwelling

Leslie J. Rase, Esquire
Shapiro & DeNardo, LLC

3600 Horizon Drive, Suite 150
King of Prussia, PA 19406
(610) 278-6800
Jan. 1, 8, 15

SALE NO. 18

Ex. #12220 of 2015
Wells Fargo Bank, N.A., Plaintiff
v.

Margaret L. Brown a/k/a Margaret Brown, Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 12220-15, Wells Fargo Bank, N.A. vs. Margaret L. Brown a/k/a Margaret Brown

Amount Due: \$89,195.07
Margaret L. Brown a/k/a Margaret Brown, owner(s) of property situated in Erie County, Pennsylvania being 2851 Roland Road, Erie, PA 16510-3205

Dimensions: 960
Acreage: 2.3100
Assessment Map number: 27042137001900

Assessed Value: \$ 120,800.00
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

Jan. 1, 8, 15

SALE NO. 19

Ex. #11200 of 2015
Wells Fargo Bank, N.A., Plaintiff
v.

Marie A. Byers a/k/a Marie Byers, Defendants
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11200-2015 Wells Fargo Bank, N.A. vs. Marie A. Byers a/k/a Marie Byers

Amount Due: \$74,039.91
Marie A. Byers a/k/a Marie Byers, owner(s) of property situated in Erie County, Pennsylvania being 3012 Wayne Street, Erie, PA 16504-1277
Dimensions: 32.5 X 120

Acreage: 0.0895
Assessment Map number: 18050062020200
Assessed Value: \$73,880.00
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

Jan. 1, 8, 15

SALE NO. 20

Ex. #11276 of 2015

Wells Fargo Bank, NA, Plaintiff

v.

**Ronald E. Duffley
Cynthia-Lee A. Duffley,
Defendants**

SHERIFF'S SALE

By virtue of a Writ of Execution
filed to No. 11276-2015 Wells Fargo
Bank, NA vs. Ronald E. Duffley,
Cynthia-Lee A. Duffley
Amount Due: \$97,319.93
Ronald E. Duffley, Cynthia-Lee A.
Duffley, owner(s) of property situated
in MILLCREEK TOWNSHIP, Erie
County, Pennsylvania being 1033
Guetner Avenue, Erie, PA 16505-
1407

Dimensions: 50 X 144.66

Acreage: 0.1664

Assessment Map number:
33019106000700

Assessed Value: \$99,630.00

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

Jan. 1, 8, 15

SALE NO. 22

Ex. #10363 of 2015

Wells Fargo Bank, NA, Plaintiff

v.

Solomon S. Kent, Defendant

SHERIFF'S SALE

By virtue of a Writ of Execution
filed to No. 10363-2015 Wells Fargo
Bank, NA vs. Solomon S. Kent

Amount Due: \$92,150.48

Solomon S. Kent, owner(s)
of property situated in NORTH
EAST TOWNSHIP, Erie County,
Pennsylvania being 3473 Williams
Road, North East, PA 16428-3761

Dimensions: 1456 Square Feet

Acreage: 1.0000

Assessment Map number: 37-019-
070.0-001.04

Assessed Value: \$90,200.00

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

Jan. 1, 8, 15

SALE NO. 23

Ex. # 13364 of 2014

**Deutsche Bank National Trust
Company, as Trustee for Morgan
Stanley Capital I Inc. Trust 2006-
NC2, Mortgage Pass-Through
Certificates, Series 2006-NC2,
Plaintiff**

v.

**Wanda Lamberty, Defendant
DESCRIPTION**

By virtue of a Writ of Execution
filed to No. 13364-14 Deutsche
Bank National Trust Company, as
Trustee for Morgan Stanley Capital
I Inc. Trust 2006-NC2, Mortgage
Pass-Through Certificates, Series
2006-NC2 vs. Wanda Lamberty
Amount Due: \$62,021.34

Wanda Lamberty, owner(s) of
property situated in ERIE CITY,
6th, Erie County, Pennsylvania
being 1018 West 28th Street, Erie,
PA 16508-1528

Dimensions: 40 X 135

Acreage: 0.1240

Assessment Map number:
19060037023800

Assessed Value: \$82,850.00

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

Jan. 1, 8, 15

SALE NO. 24

Ex. #12222 of 2015

**Green Tree Servicing LLC.,
Plaintiff**

v.

Timothy A. Mowers, Defendant

SHERIFF'S SALE

By virtue of a Writ of Execution
filed to No. 12222-15 Green Tree
Servicing LLC. vs. Timothy A.
Mowers

Amount Due: \$94,573.64

Timothy A. Mowers, owner(s)
of property situated in NORTH
EAST TOWNSHIP, Erie County,
Pennsylvania being 12582 Kerr
Road, North East, PA 16428-4218
Dimensions: 27X64

Acreage: 0.8030

Assessment Map number:
37027111000801

Assessed Value: \$112,200.00

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

Jan. 1, 8, 15

SALE NO. 25

Ex. #18316 of 2015

Wells Fargo Bank, NA, Plaintiff

v.

**William J. Nieder, Defendant
SHERIFF'S SALE**

By virtue of a Writ of Execution filed
to No. 18316-15 Wells Fargo Bank,
NA vs. William J. Nieder, The United
States of America C/O The United
States Attorney for The Western
District of PA

Amount Due: \$156,028.19

William J. Nieder, The United States
of America C/O The United States
Attorney for The Western District
of PA, owner(s) of property situated
in MILLCREEK TOWNSHIP, Erie
County, Pennsylvania being 3320
Rustic Lane, Erie, PA 16506-1640

Dimensions: 1560 Square Feet

Acreage: 0.3545

Assessment Map number:
33061372001300

Assessed Value: \$170,600.00

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

Jan. 1, 8, 15

SALE NO. 26

Ex. #11360 of 2015

**CitiMortgage, Inc. s/b/m to Abn Amro Mortgage Group, Inc.,
Plaintiff
v.**

**Brian A. Ogrodowczyk,
Defendant**

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11360-15 CitiMortgage, Inc. s/b/m to Abn Amro Mortgage Group, Inc. vs. Brian A. Ogrodowczyk Amount Due: \$94,261.04 Brian A. Ogrodowczyk, owner(s) of property situated in MILLCREEK TOWNSHIP, Erie County, Pennsylvania being 1014 Potomac Avenue, a/k/a 1014 Potomac Ave Ave, Erie, PA 16505 Dimensions: 80X175 Acreage: 0.3214 Assessment Map number: 33027086001300 Assessed Value: 104,000.00 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

Jan. 1, 8, 15

SALE NO. 27

Ex. #11725 of 2015

**Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing LP,
Plaintiff
v.**

**Joseph Ramsey a/k/a Joseph D. Ramsey
Tamara P. Ramsey a/k/a Tamara P. Caskey, Defendant**

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11725-15 Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing LP vs. Joseph Ramsey a/k/a Joseph D. Ramsey, Tamara P. Ramsey a/k/a Tamara P. Caskey Amount Due: \$145,389.76 Joseph Ramsey a/k/a Joseph D. Ramsey, Tamara P. Ramsey a/k/a Tamara P. Caskey, owner(s) of

property situated in MILLCREEK TOWNSHIP, Erie County, Pennsylvania being 3028 Highland Avenue, Erie, PA 16506 Dimensions: 40 X 175 Acreage: 0.1607 Assessment Map number: 33072296001900 Assessed Value: \$89,800.00 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

Jan. 1, 8, 15

SALE NO. 28

Ex. #12238 of 2013

**Bank of America, N.A., as
Successor by Merger to BAC
Home Loans Servicing, LP
f/k/a Countrywide Home Loans
Servicing, LP, Plaintiff
v.**

Mary F. Sauers

Mark A. Sauers, Defendants

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 12238-2013 BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP f/k/a COUNTRYWIDE HOME LOANS SERVICING, LP vs. MARY F. SAUERS, MARK A. SAUERS Amount Due: \$65,343.97 MARY F. SAUERS, MARK A. SAUERS, owner(s) of property situated in the CITY OF ERIE, Erie County, Pennsylvania being 3119 PENNSYLVANIA AVENUE, ERIE, PA 16504-1382 Dimensions: 1200 SQUARE FEET Acreage: 0.1384 Assessment Map number: 18050047022100 Assessed Value: 68,400.00 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

Jan. 1, 8, 15

SALE NO. 29

Ex. #11458 of 2015

**Hsbc Bank USA, National
Association as Trustee for
Nomura Home Equity Loan
Trust, Series 2006-Wf1
Asset Backed Pass-Through
Certificates, Plaintiff
v.**

**Kyle Schroeder, in Her Capacity
as Heir of David J. Schroeder, Jr,
Deceased**

**Unknown Heirs, Successors,
Assigns, and All Persons, Firms,
or Associations Claiming Right,
Title or Interest From or Under
David J. Schroeder, Jr, Deceased,
Defendant**

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11458-2015 Hsbc Bank USA, National Association as Trustee for Nomura Home Equity Loan Trust, Series 2006-Wf1 Asset Backed Pass-Through Certificates vs. Kyle Schroeder, in Her Capacity as Heir of David J. Schroeder, Jr, Deceased, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under David J. Schroeder, Jr, Deceased Amount Due: \$84,956.98 Kyle Schroeder, in Her Capacity as Heir of David J. Schroeder, Jr, Deceased, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under David J. Schroeder, Jr, Deceased, owner(s) of property situated in ERIE CITY, 3RD, Erie County, Pennsylvania being 905 West 8th Street, Erie, PA 16502-1106 Dimensions: 41.25 X 93 Acreage: 0.0875 Assessment Map number: 16030047020600 Assessed Value: \$80,050.00 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

Jan. 1, 8, 15

SALE NO. 30
Ex. #12161 of 2015
OCWEN Loan Servicing, LLC,
Plaintiff

v.

Matthew P. Skal a/k/a Matthew
Skal, Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 12161-2015 OCWEN Loan Servicing, LLC vs. Matthew P. Skal a/k/a Matthew Skale Amount Due: \$29,155.58 Matthew P. Skale a/k/a Matthew Skale, owner(s) of property situated in ERIE CITY, Erie County, Pennsylvania being 528 East 21st Street, Erie, PA 16503-2067

Dimensions: 33 X 122

Acreage: 0.0924

Assessment Map number: 18050021032000

Assessed Value: 17,400.00

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

Jan. 1, 8, 15

SALE NO. 31
Ex. #13493 of 2013
Wells Fargo Bank, N.A., Plaintiff

v.

Unknown Heirs, Successors,
Assigns, and All Persons, Firms,
or Associations Claiming Right,
Title or Interest From or Under
Joan E. Thomas a/k/a Joan
Thomas, Deceased, Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 13493-13

Wells Fargo Bank, N.A. vs. Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Joan E. Thomas a/k/a Joan Thomas, Deceased

Amount Due: \$110,445.12

Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Joan E. Thomas a/k/a Joan Thomas, Deceased, owner(s) of property

situated in Erie County, Pennsylvania being 3510 Atlantic Avenue, Erie, PA 16506-3516

Dimensions: 50 X 172.50

Acreage: 0.1980

Assessment Map number: 33074318001200

Assessed Value: \$100,00 [sic]

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

Jan. 1, 8, 15

SALE NO. 32
Ex. #11380 of 2015
Wells Fargo Bank, N.A., s/b/m
to Wells Fargo Home Mortgage,
Inc., Plaintiff

v.

Andrew J. Vasilik, Sr. And
Deborah A. Vasilik, Defendants
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11380-2015 Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, Inc. vs. Andrew J. Vasilik, Sr. Deborah A. Vasilik Amount Due: \$116,377.18

Andrew J. Vasilik, Sr. Deborah A. Vasilik, owner(s) of property situated in GIRARD TOWNSHIP, Erie County, Pennsylvania being 1141 Sherman Drive, Lake City, PA 16423-2309

Dimensions: 1556 square feet

Acreage: 1.6600

Assessment Map number: 24004020000800

Assessed Value: \$134,460.00

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

Jan. 1, 8, 15

SALE NO. 33
Ex. #10698 of 2015
Lsf8 Master Participation Trust,
Plaintiff

v.

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
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 10698-15

Lsf8 Master Participation Trust 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 Amount Due: \$117,967.57

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, owner(s) of property situated in

MILLCREEK TOWNSHIP, Erie County, Pennsylvania being 1727 Penelec Park Drive, Erie, PA 16509-6841

Dimensions: 164.2X64.

Acreage: 0.5581

Assessment Map number: 33189593002700

Assessed Value: 146,900.00

Improvement thereon: residential Phelan Hallinan Diamond & Jones, LLP

One Penn Center at Suburban Station, Suite 1400

1617 John F. Kennedy Boulevard Philadelphia, PA 191034814

(215) 563-7000

Jan. 1, 8, 15

SALE NO. 34

Ex. #11287 of 2014

GREEN TREE SERVICING LLC,

v.

**Christopher S. LeClair
Karen LeClair**

ADVERTISING DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate: Township of Elk Creek, Erie County, Pennsylvania. BEING KNOWN AS: 9670 Route 6N, Albion, PA 16401

PARCEL # (13) 14-28-14

Improvements: Residential Dwelling.

Gregory Javardian, Esquire

Id. No. 55669

1310 Industrial Boulevard

1st Floor, Suite 101

Southampton, PA 18966

(215) 942-9690

Jan. 1, 8, 15

SALE NO. 35

Ex. #11882 of 2015

CITIZENS BANK OF PENNSYLVANIA,

v.

Shawn S. Morgan

ADVERTISING DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the City of Erie, County of Erie and Commonwealth of Pennsylvania.

BEING KNOWN AS: 4121 Conrad Road, Erie, PA 16510

PARCEL #18-052-036.0-516.00

Improvements: Residential Dwelling.

Gregory Javardian, Esquire

Id. No. 55669

1310 Industrial Boulevard
1st Floor, Suite 101
Southampton, PA 18966
(215) 942-9690

Jan. 1, 8, 15

SALE NO. 36

Ex. #10381 of 2015

**WELLS FARGO BANK, N.A.,
v.**

**ALICE E. HISCOX
DALE A. HISCOX**

ADVERTISING DESCRIPTION

All that certain piece or parcel of land situate in the Borough of Girard, County of Erie and Commonwealth of Pennsylvania, and being Lot No. Thirty-eight (38) as set forth on the plan of Quail Ridge Subdivision as recorded in Erie County Map Book 18, page 20, to which plan reference is hereby made for a further description thereof; having erected thereon a residential dwelling commonly known and municipally numbered as 116 Woodcock Drive, Girard, Pennsylvania 16417 and bearing Erie County Tax Index No. (23) 13-41.1-13.

BEING KNOWN AS: 116 WOODCOCK DRIVE, GIRARD, PA 16417

PARCEL # 23-013-041.1-013.00

Improvements: Residential Dwelling

Jessica Manis, Esquire

Id. No. 318705

Powers, Kirm & Associates, LLC

Eight Neshaminy Interplex

Suite 215

Trevose, PA 19053

(215) 942-2090

Jan. 1, 7, 15

SALE NO. 37

Ex. #12230 of 2013

**U.S. BANK NATIONAL
ASSOCIATION SUCCESSOR
BY MERGER LINCOLN
SERVICE MORTGAGE
CORPORATION,**

v.

ELAINE S. MILLS

ADVERTISING DESCRIPTION

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF MILLCREEK, COUNTY OF ERIE AND STATE OF PENNSYLVANIA, CONSTITUTING ERIE COUNTY,

BEING LOT NO. 52 OF THE HIGHLAND PARK SUBDIVISION OF WEST 25TH STREET AND EVANSTON AVENUE.

BEING KNOWN AS: 2503 EVANSTON AVENUE, ERIE, PA 16506

PARCEL # 33-71-195-25

Improvements: Residential Dwelling.

Jessica Manis, Esquire

Id. No. 318705

Powers, Kirm & Associates, LLC

Eight Neshaminy Interplex

Suite 215

Trevose, PA 19053

(215) 942-2090

Jan. 1, 7, 15

SALE NO. 38

Ex. #11896 of 2015

**LSF9 MASTER
PARTICIPATION TRUST,
Plaintiff**

v.

**ROBERT C. MACWHIRTER,
Defendant**

LONG FORM DESCRIPTION

All that certain lot of piece of ground situate in the CITY OF ERIE and County of ERIE and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the south line of West 32nd Street, 155 feet west of intersection of the south line of West 32nd Street with the west line of Washington Avenue; thence southwardly parallel with Washington Avenue, 162 feet to a point; thence westwardly parallel with West 32nd Street, 45 feet to a point; thence northwardly parallel with Washington Avenue, 162 feet to a point on the south line of West 32nd Street; thence eastwardly along the south line of West 32nd Street, 45 feet to the place of beginning. Being known as 1517 West 32nd Street, Erie, Pennsylvania.

ALSO

ALL THAT CERTAIN piece or parcel of land situate in the City of Erie, County of Erie and State of Pennsylvania being bound and described as follows, to wit:

BEGINNING at a point in the south line of West 32nd Street 152 feet west of the intersection of the south line West 32nd Street with the west

line of Washington Avenue, said west line of Washington Avenue being 25 feet west of the center of Washington Avenue; thence southwardly parallel to the west line of Washington 162 feet to a point; thence westwardly parallel with the south line of West 32nd Street 3 feet to a point; thence northwardly parallel with the west line of Washington Avenue 162 feet to a point in the south line of West 32nd Street and thence eastwardly along the south line of West 32nd Street 3 feet to the place of beginning. Being Parcel No. 19-6140-111 BEING the same premises which Robert C. MacWhirter and Christine J. Clark n/k/a by marriage, Christine J. MacWhirter, by Deed dated November 6, 1999, and recorded December 3, 1999, in the Office of the Recorder of Deeds in and for the County of Erie, Deed Book 676, Page 1918, granted and conveyed unto Robert C. MacWhirter, in fee. Keri P. Ebeck, Esquire Weltman, Weinberg & Reis, Co., L.P.A. 436 7th Avenue, Suite 2500 Pittsburgh, PA 15219 (412) 434-7955

Jan. 1, 8, 15

SALE NO. 39

Ex. #10097 of 2015
LSF8 Master Participation Trust,
Plaintiff

v.

Mary Louise Porter and
Allie L. Porter, Jr., Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 10097-2015 LSF8 Master Participation Trust vs. Mary Louise Porter and Allie L. Porter, Jr., owner(s) of property situated in City of Erie - 5th Ward, Erie County, Pennsylvania being 1162 E. 33" Street, Erie, PA 16504 18052012030000 - 75 x 120; acreage 0.2066; square feet: 1728 Assessment Map number: 18052012030000 Assessed Value figure: \$81,600.00 Improvement thereon: single family dwelling Keri P. Ebeck, Esquire Weltman, Weinberg & Reis 436 7th Avenue, Suite 2500

Pittsburgh, PA 15219
(412) 434-7955

Jan. 1, 8, 15

SALE NO. 40

Ex. #12300 of 2015

LSF9 MASTER
PARTICIPATION TRUST,
Plaintiff

v.

MARY L. WARD, Defendant
DESCRIPTION

ALL THAT CERTAIN PROPERTY SITUATED IN THE CITY OF ERIE, WARD 6, IN THE COUNTY OF ERIE AND COMMONWEALTH OF PENNSYLVANIA. BEING MORE FULLY DESCRIBED IN A DEED DATED 1/27/1997 AND RECORDED 1/28/1997, AMONG THE LAND RECORDS OF THE COUNTY AND COMMONWEALTH SET FORTH ABOVE, IN DEED VOLUME 481 AND PAGE 877, TAX MAP OR PARCEL ID NO.: 19-6221-316. Being Parcel No. 19-6221-316 BEING the same premises which Ellen M. Owen, widow and unmarried, by Jean M. Fleming, her attorney-in-fact, by Deed dated January 27, 1997, and recorded January 28, 1997, in the Office of the Recorder of Deeds in and for the County of Erie, Deed Book 3694, Book 0237, granted and conveyed unto Mary L. Ward, in fee. Keri P. Ebeck, Esquire Weltman, Weinberg & Reis, Co., L.P.A. 436 7th Avenue, Suite 2500 Pittsburgh, PA 15219 (412) 434-7955

Jan. 1, 8, 15

SALE NO. 41

Ex. #10728 of 2012

THE HUNTINGTON
NATIONAL BANK, Plaintiff
v.

FREDERICK H. ZURN AND
MARIAN M. ZURN, Defendant
DESCRIPTION

ALL THAT CERTAIN piece or parcel of land sitaate in the Township of Millcreek, County of Erie and State of Pennsylvania, and being Lot No. 22 and Lot No. 23 of the Timber Ridge Subdivision, Section No. 3 as

recorded in Erie County Map Book 37 at Page 157, Erie County Recorder of Deeds Office, Erie County Court House, Erie, PA. Bearing Millcreek Township Tax Index Nos. (33) 164-619-301 and (33) 164-619-302.

BEING the same premises conveyed to the Grantors herein by deed recorded in Erie County Record Book 166, Page 1545 on June 28, 1991.

THIS deed is taken subject to all easement and rights of way of record and/or those that are visible by a physical inspection of the premises and also to restrictions recorded in Erie County Record book 154, Page 1683, et seq.

Being Parcel Nos. (33) 164-619-301 and (33) 164-619-302

BEING the same premises which Leland V. Fonda Richard H. Heibel and Geraldine Heibel, his wife and Jeanne E. Fonda, his wife, by Deed dated April 28, 1999, and recorded May 5, 1999, in the Office of the Recorder of Deeds in and for the County of Erie, Deed Book 634, Page 746, granted and conveyed unto Frederick H. Zurn and Marian M. Frederick, his wife, as Tenants by the Entireties With the Right of Survivorship, in fee. Frederick H. Zurn passed away January 18, 2013 and her interest in the property passed to Defendant, Marian M. Frederick, his wife, by operation of law.

Keri P. Ebeck, Esquire Weltman, Weinberg & Reis, Co., L.P.A. 436 7th Avenue, Suite 2500 Pittsburgh, PA 15219 (412) 434-7955

Jan. 1, 8, 15

SALE NO. 42

Ex. #11837 of 2015

CITIZENS BANK OF
PENNSYLVANIA, Plaintiff

v.

CHRISTINE J. MACWHIRTER,
Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11837-2015 CITIZENS BANK OF PENNSYLVANIA vs. CHRISTINE J. MACWHIRTER, owner(s) of property situated in the Township of Greene, Erie County,

Pennsylvania
Being Commonly Known as: 9257
Wattsburg Road, Erie, PA 16509
BEGINNING at a point in the center
of the Wattsburg Road, one hundred
thirty-four (134) feet east of the
southeast corner of the property now
or formerly of the Estate of John
Stadtler, formerly Joseph Muench;
thence northwardly, parallel with
the property line now or formerly
of Stadtler-Muench's property six
hundred ninety (690) feet to a stake;
thence eastwardly along the line of
Tract No. 228; fifty-five (55) feet to a
stake; thence southwardly, along the
line now or formerly of George A.
Gloth's property six hundred ninety
(690) feet to the Wattsburg Road;
thence westwardly along the center
of the Wattsburg Road, fifty-five (55)
feet to the place of beginning.
Assessment Map Number:
25012039003000
Assessed Value figure: \$96,050.00
Improvement thereon: Residential
Property
Lauren Berschler Karl, Esquire
9800B McKnight Road, Suite 230
Pittsburgh, PA 15237
412-837-1164

Jan. 1, 8, 15

SALE NO. 43

Ex. #11262 of 2015
U.S. BANK NATIONAL
ASSOCIATION, AS TRUSTEE
FOR THE PENNSYLVANIA
HOUSING FINANCE AGENCY,
Plaintiff

v.

RANA AL-LLAMI AND SUAD
KUMAR, Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution No.
2015-11262

U. S. BANK NATIONAL
ASSOCIATION, AS TRUSTEE
FOR THE PENNSYLVANIA
HOUSING FINANCE AGENCY, vs.
RANA AL-LLAMI AND SUAD
KUMAR,
Real Estate: 537 W. 8TH STREET,
ERIE, PA
Municipality: Third Ward, City of
Erie, Erie County, Pennsylvania
Dimensions: 41.25 x 165
See Deed Book 1370, page 0804
Tax I.D. (16) 3030-207.

Assessment: \$9,600 (Land)
\$111,880 (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

Jan. 1, 8, 15

SALE NO. 44

Ex. #11822 of 2015
U.S. BANK NATIONAL
ASSOCIATION, AS TRUSTEE
FOR THE PENNSYLVANIA
HOUSING FINANCE AGENCY,
Plaintiff

v.

Brandi A. Cornell, Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution No.
2015-11822

U. S. BANK NATIONAL
ASSOCIATION, AS TRUSTEE
FOR THE PENNSYLVANIA
HOUSING FINANCE AGENCY, vs.
BRANDI A. CORNELL
Real Estate: 325 W. 31ST STREET,
ERIE, PA 16508
Municipality: City of Erie, 6th Ward
Erie County, Pennsylvania
Lot No. 1, Block 21, Glenwood Park
Land Company's Plot Map Book 1,
Page 329

See Deed Book 936, Page 1874
Tax I.D. (19) 6101-117

Assessment: \$10,000. (Land)
\$56,140. (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

Jan. 1, 8, 15

SALE NO. 45

Ex. #11543 of 2015
U.S. BANK, NATIONAL
ASSOCIATION, AS TRUSTEE
FOR THE PENNSYLVANIA
HOUSING FINANCE AGENCY,
Plaintiff

v.

Dalma J. Hanson, f/k/a Dalma J.
Clark, Defendant
DESCRIPTION

ALL THAT CERTAIN piece or
parcel of land situate in the Borough
of Girard, County of Erie, and
Commonwealth of Pennsylvania,
being Lot No. 7 of Edson Addition,
correctly known as Edson Allotment,
a plot of which is recorded in Erie
County Map Book 1, pages 240 and
241, being 45' x 120', and having
thereon erected a dwelling known as
1205 Rice Avenue, Girard, PA 16417.
TAX PARCEL: 23-3-14-7.

Erie County Deed Book 1365, Page
2032.

TO BE SOLD AS THE PROPERTY
OF DALMA J. HANSON
F/K/A DALMA J. CLARK ON
JUDGMENT NO. 2015-11543.

Leon P. Haller, Esquire
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17104
(717) 234-4178

Jan. 1, 8, 15

SALE NO. 46

Ex. #11821 of 2015
U.S. BANK NATIONAL
ASSOCIATION, AS TRUSTEE
FOR THE PENNSYLVANIA
HOUSING FINANCE AGENCY,
Plaintiff

v.

Dawna R. Himmel, Defendants
SHERIFF'S SALE

By virtue of a Writ of Execution No.
2015-11821 U.S. BANK NATIONAL
ASSOCIATION, AS TRUSTEE
FOR THE PENNSYLVANIA
HOUSING FINANCE AGENCY,
Plaintiff vs. DAWNA R. HIMMEL,
Defendants

Real Estate: 2956 POPLAR
STREET, ERIE, PA 16508

Municipality: City of Erie, Erie
County, Pennsylvania

Dimensions: 35' x 125.67'

See Deed Instrument #2011-010868

Tax I.D. (19) 6042-110

Assessment: \$16,600. (Land)
\$69,930. (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

Jan. 1, 8, 15

SALE NO. 47
Ex. #11786 of 2015
U.S. BANK NATIONAL
ASSOCIATION, AS TRUSTEE
FOR THE PENNSYLVANIA
HOUSING FINANCE AGENCY,
Plaintiff

v.

Kelly D. Kirsch, Defendant
SHERIFF'S SALE

ALL THAT CERTAIN parcel of land situate in the City of Erie, County of Erie, Commonwealth of Pennsylvania, containing 0.2013 acres, more or less, and being approximately 429 x 29 x 177 x 101 x 245 x 5, and having thereon erected a dwelling known as 3116 Pine Avenue, Erie, PA 16504.
TAX PARCEL: 18-5072-116.
Erie Instrument No. 2010-013891 TO BE SOLD AS THE PROPERTY OF KELLY D. KIRSCH ON JUDGMENT NO. 2015-11786
Leon P. Haller, Esquire
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17104
(717) 234-4178

Jan. 1, 8, 15

SALE NO. 48
Ex. # 12444 of 2012
U.S. BANK NATIONAL
ASSOCIATION, AS TRUSTEE
FOR THE PENNSYLVANIA
HOUSING FINANCE AGENCY,
Plaintiff

v.

Colleen M. Rackow, Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution No. 12444-12, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff v. COLEEN M. RACKOW, Defendant
Real Estate: 916 WEST 21ST STREET, ERIE, PA 16502
Municipality: City of Erie
Erie County, Pennsylvania
See Deed Book 888, Page 1122
Tax ID. (19) 6026 233
Assessment: \$9,000. (Land)
\$50,810. (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

Jan. 1, 8, 15

SALE NO. 49
Ex. #12201 of 2015
U.S. BANK NATIONAL
ASSOCIATION, AS TRUSTEE
FOR THE PENNSYLVANIA
HOUSING FINANCE AGENCY,
Plaintiff

v.

Troy A. Trimper, Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution No. 12201-2015 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. TROY A. TRIMPER
Real Estate: 1035 WEST 32ND STREET, ERIE, PA 16508
Municipality: City of Erie, Erie County, Pennsylvania
Dimensions: 50'x 140'
See Deed Book 2011-011536
Tax I.D. (19) 6117-229
Assessment: \$18,300. (Land)
\$98,420. (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

Jan. 1, 8, 15

SALE NO. 50
Ex. #13328 of 2014
U.S. BANK NATIONAL
ASSOCIATION, AS TRUSTEE
FOR THE PENNSYLVANIA
HOUSING FINANCE AGENCY,
Plaintiff

v.

Jonathan M. Watkins and
Shannon M. Williams,
Defendants
SHERIFF'S SALE

By virtue of a Writ of Execution No. 13328-14 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY VS. JONATHAN M. WATKINS AND SHANNON M. WILLIAMS

Real Estate: 917 RASPBERRY STREET, ERIE, PA
Municipality: City of Erie
Erie County, Pennsylvania
Dimensions: 26 x 123.75
See Deed Book 2012, page 26118
Tax I.D. (16) 3052-116.
Assessment: \$8,100.00 (Land)
\$43,600.00 (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

Jan. 1, 8, 15

SALE NO. 51
Ex. #12342 of 2010
U.S. Bank National Association,
(Trustee for the Pennsylvania
Housing Finance Agency,
Pursuant to a Trust Indenture
dated as of April 1, 1982),
Assignee of Pennsylvania
Housing Finance Agency,
Assignee of Mellon Bank, N.A.,
Assignee of Corestates Bank,
N.A., Assignee of Liberty
Mortgage Corporation, Plaintiff

v.

Sergio Claudio, Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 12342-10, US Bank National Association, et al, vs. Sergio Claudio, owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 2115 Woodlawn Ave, Erie, PA 16510.
Dimensions: 0.1379 acres
Assessment Map Number: 18-5135-122
Assess Value figure: \$75,710.00
Improvement thereon: Dwelling
Louis P. Vitti, Esquire
Attorney for Plaintiff
215 Fourth Avenue
Pittsburgh, PA 15222
(412) 281-1725

Jan. 1, 8, 15

SALE NO. 52
Ex. #10500 of 2015
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.
DAVID A. SANDERS and
MARNI A. SANDERS,
Defendant

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 2015-10500, U.S. Bank National Association, et al vs. David A. Sanders and Marni A. Sanders, owner(s) of property situated in Cranesville Borough, Erie County, Pennsylvania being 9870 Bateman Avenue, Cranesville, PA 16410. Dimensions: (Call Assessment (814) 451-6225 for square footage and/or acreage) Assessment Map Number: (9) 1-1-11 Assess Value figure: \$69,390.00 Improvement thereon: Dwelling Louis P. Vittì, Esquire Attorney for Plaintiff 215 Fourth Avenue Pittsburgh, PA 15222 (412) 281-1725

Jan. 1, 8, 15

SALE NO. 53

Ex. #12177 of 2015
Ocwen Loan Servicing, LLC,
Plaintiff

v.
Terry L. English and Theresa S.
English, Defendants

**SHORT DESCRIPTION FOR
ADVERTISING**

ALL THAT CERTAIN LOT OF LAND SITUATE IN BOROUGH OF LAKE CITY, ERIE COUNTY, PENNSYLVANIA: BEING KNOWN AS 10072 Smith Street, Lake City, PA 16423 PARCEL NUMBER: 28-10-4-30 IMPROVEMENTS: Residential Property Udren Law Offices, P.C. 111 Woodcrest Road, Suite 200 Cherry Hill, NJ 08003-3620 856-669-5400

Jan. 1, 8, 15

SALE NO. 54

Ex. #11126 of 2015
HSBC Bank USA, National
Association, as Trustee for
Fremont Home Loan Trust 2005-
C, Mortgage-Backed Certificates,
Series 2005-C, Plaintiff

v.
JOANNE M GARCIA ALSO
KNOWN AS
JOANNE M ROMAN, Defendant
SHORT DESCRIPTION FOR
ADVERTISING

ALL THAT CERTAIN LOT OF LAND SITUATE IN CITY OF ERIE, ERIE COUNTY, PENNSYLVANIA: BEING KNOWN AS 3524 Maple St., Erie, PA 16508 PARCEL NUMBER: 19-061-006.0-204.00 IMPROVEMENTS: Residential Property David Neeren, Esquire Udren Law Offices, P.C. 111 Woodcrest Road, Suite 200 Cherry Hill, NJ 08003-3620 856-669-5400

Jan. 1, 8, 15

SALE NO. 55

Ex. #10353 of 2014
NATIONSTAR MORTGAGE
LLC D/B/A CHAMPION
MORTGAGE COMPANY,
Plaintiff

v.
REED F. GRUNDEN, Defendant
DESCRIPTION

All that certain piece or parcel of land situate in the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania, and known as Lot Number One Hundred Fifty-six (156) of the Eaglehurst Subdivision, a plan of the same being recorded in Map Book 2, pages 192 and 193 in the office of the Recorder of Deeds in and for said County of Erie, to which plan reference is made for a further description of said lot. EXCEPTING the westerly two (2) feet by one hundred fifty-three and seventy eight hundredths (153.78) feet of said One Hundred Fifty-six (156) herein: The property conveyed herein has a frontage of eighty-eight feet on the south line of Willow Road and extending southwardly on its westerly line one hundred fifty-three (153) feet, more or less, and has erected thereon a dwelling known as 3623 Willow Road, Erie, Pennsylvania 16505 and bears Erie County Tax ID No. (33) 6-22-4. PROPERTY ADDRESS: 3623

Willow Road, Erie, PA 16505 KML Law Group, P.C. Suite 5000 - BNY Independence Center, 701 Market Street Philadelphia, PA 19106-1532 (215) 627-1322

Jan. 1, 8, 15

SALE NO. 56

Ex. #10618 of 2015
HOME OPPORTUNITY, LLC,
Plaintiff

v.
ATHENA M. BONFA, Defendant
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 west line of Cascade Street, one hundred (100) feet southwardly from the point where the south line of Seventh Street is intersected by the west line of Cascade Street; thence westwardly, parallel with Seventh Street, one hundred forty-six and seven-tenths (146.7) feet to a point; thence southwardly parallel with Cascade Street, sixty-five (65) feet to a point; thence eastwardly parallel with Seventh Street, one hundred forty-six and seven-tenths (146.7) feet to a point in the West line of Cascade Street; thence northwardly along the west line of Cascade Street, of Cascade Street; thence northwardly along the west line of Cascade Street, sixty-five (65) feet to the place of beginning. EXCEPTING AND RESERVING THEREFROM, 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 an iron pin on the south line of that certain lot of L. R. Ceresa and Patricia S. Ceresa, his wife, recorded in Erie County Deed Book 955 at page 597, said iron pin being located on the south line of said parcel at a distance of ten and twenty-five hundredths. (10.25) feet westwardly from the southeast corner of said parcel; thence westwardly along the south line of said parcel and

others land of the said L. R. Ceresa a/k/a LaVerne R. Caresa, et ux, thirty-three and fifty hundredths (33.50) feet to a point; thence southerly along the west line of lot conveyed by LaVerne R. Caresa, et ux, to Donald C. Wurst and Sandra M. Wurst, his wife, by deed recorded in Erie County Deed Book 1036 and page 28, six (6) feet to a point; thence easterly and parallel with the first course herein described thirty-three and fifty hundredths (33.50) feet to a point; thence northerly and parallel with the second course herein described six (6) feet to an iron pin and place of beginning.

Parcel No. 17-040-0310-10400

Athena M. Bonfa by deed from Emlynn M. Lovewell, now by marriage Emlynn M. Radomski and Pedro Radomski, her husband, dated 3/17/2006 and recorded 4/26/2006 as in Book 1322 page 1497.

PROPERTY ADDRESS: 712 Cascade Street Erie, PA 16502

KML Law Group, P.C.

Suite 5000 - BNY Independence

Center 701 Market Street

Philadelphia, PA 19106

(215) 627-1322

Jan. 1, 8, 15

SALE NO. 57

Ex. #10316 of 2015

BANK OF AMERICA, N.A.,

Plaintiff

v.

CHRISTINA M. CONNERS,

Defendant

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 east line of Brandes Street, 60 feet southwardly from the south line of Seventh Street; thence Eastwardly parallel with Seventh Street, 93 feet; thence Southwardly parallel with Brandes Street, 30 feet; thence Westwardly parallel with Seventh Street, 93 feet to the east line of Brandes Street; thence Northwardly along the East line of Brandes Street, 30 feet to the place of beginning.

Said premises having erected thereon

a dwelling commonly known as 708 Brandes Street, Erie, Pennsylvania, and being further identified by Erie County Assessment Index Number (14) 1042-109.

Being the same premises which Arlene F. Christoph, an unmarried widow, by her Attorney-in-Fact, Gene R. Brining, dated 12/15/2006 and recorded 12/19/2006 in the Erie County Clerk's/Register's Office in Deed Book 1383, Page 226 granted and conveyed unto Christina M. Connors.

Being 707 Brandes Street, Erie PA 16503.

PROPERTY ADDRESS: 707 Brandes Street, Erie, PA 16503

KML Law Group, P.C.

Suite 5000 - BNY Independence

Center, 701 Market Street

Philadelphia, PA 19106-1532

(215) 627-1322

Jan. 1, 8, 15

SALE NO. 58

Ex. #11881 of 2015

**BANK OF AMERICA, N.A.,
SUCCESSOR. BY MERGER TO
COUNTRYWIDE BANK, N.A.,
FKA COUNTRYWIDE BANK,
FSB, Plaintiff**

v.

**JEFFREY DAPHINEE
MARGUERITE B. WILLIAMS,**

Defendants

DESCRIPTION

All that certain parcel of land situated in the City and County of Erie, State of Pennsylvania, being bounded and described as follows:

The Westerly thirty-five (35) feet of Lot No. 7 and the Easterly ten (10) feet of Lot No. 6, Block "D" of the Woodlawn Subdivision as recorded in Erie County Map Book 1, pages 424 and 425, said premises being more particularly bounded and described as follows: BEGINNING at a point in the South line of West 33rd Street distant thereon South 63 Degrees, 30' West, three hundred sixty-six (366) feet from the intersection of the said South line of West 33rd Street with the West line of Garden Avenue; thence South 27 Degrees 47' East, one hundred thirty-five (135) feet to a point; thence South 63 Degrees 30' West, forty-five (45) feet to a point;

thence North 27 Degrees 47' 30' West, one hundred thirty-five (135) feet to a point in the South line of West 33rd Street; thence North 63 Degrees 30' East along the South line of West 33rd Street, forty-five (45) feet to a point and the place of beginning.

SAID premises having erected thereon a one and one-half story frame dwelling commonly known as 1937 West 33rd Street, Erie, Pennsylvania, 16508, and being further identified by Erie County Assessment Index Number (19) 6156-111.

Being the same premises Marguerite B. Williams and Jeffrey Dauphinee, as Joint Tenants with Right of Survivorship by deed from Howard Maynard Reese, unmarried widower, dated 1/20/2006 and recorded 1/23/2006 as in Book 1301 Page 1562.

PROPERTY ADDRESS: 1937 West 33rd Street Erie, PA 16508

KML Law Group, P.C.

Suite 5000 - BNY Independence

Center, 701 Market Street

Philadelphia, PA 19106-1532

(215) 627-1322

Jan. 1, 8, 15

SALE NO. 59

Ex. #11405 of 2013

**U.S. BANK NATIONAL
ASSOCIATION, AS TRUSTEE,
SUCCESSOR IN INTEREST
TO BANK OF AMERICA,
NATIONAL ASSOCIATION
AS TRUSTEE AS SUCCESSOR
BY MERGER TO LASALLE
BANK NATIONAL
ASSOCIATION AS TRUSTEE
FOR CERTIFICATEHOLDERS.
OF EMC MORTGAGE LOAN
TRUST 2005-A, MORTGAGE
LOAN PASS-THROUGH
CERTIFICATES, SERIES 2005-A, Plaintiff**

v.

**GWENDOLYN GOODWINE,
Defendant**

DESCRIPTION

ALL THAT CERTAIN Piece Parcel Of Land Situate In The City Of Erie, County Of Erie And Commonwealth Of Pennsylvania, And Being Bounded And Described As Follows,

To-Wit:
 BEGINNING At A Point 286 Feet
 From The Northwest Corner Of
 East 20th Street And June Street
 Where Said North Line Is Intersected
 By The Southwest Corner Of Lot
 4 Of Fairville Subdivision No.
 1 As Recorded In Erie County
 Map Book 1 Page 136 And 137;
 Thence Northwardly And On A Line
 Parallel To The East Line Of McCain
 Avenue, 120 Feet To A Point; Thence
 Westwardly On A Line Parallel To
 The North Line Of 20th Street, 83.37
 Feet To A Point; Thence Southwardly
 On A Line Parallel To The East Line
 Of McCain Avenue, 120 Feet To A
 Point In The North Line Of East 20th
 Street; Thence Eastwardly On The
 North Line Of East 20th Street, 81.37
 Feet To The Place Of Beginning.
 Having Erected Thereon A Dwelling
 House Commonly Known As 20.38
 East 20th Street, Erie Pennsylvania
 And Bearing Erie County Tax Index
 No. (15) 2128-224.
 PROPERTY ADDRESS: 2038 East
 20th Street Erie, PA 16510
 KML Law Group, P.C.
 Suite 5000 - BNY Independence
 Center, 701 Market Street
 Philadelphia, PA 19106-1532
 (215) 627-1322

Jan. 1, 8, 15

SALE NO. 60

Ex. #11349 of 2015

**BANK OF AMERICA, N.A.,
 Plaintiff**

v.

**DAMARIS MALAVE a/k/a
 DEMARIS MALAVE, Defendant**

DESCRIPTION

ALL THAT CERTAIN PIECE OR
 PARCEL OF LAND SITUATE IN
 THE CITY OF ERIE, COUNTY OF
 ERIE, AND COMMONWEALTH OF
 PENNSYLVANIA, AND BEING
 KNOWN AS LOT NOS. 53, 54 AND
 55 IN BLOCK 45 OF BROOKLYN
 SUBDIVISION AS RECORDED
 IN ERIE COUNTY MAP BOOK 1,
 PAGE 227. HAVING A FRONTAGE
 OF ONE HUNDRED TWENTY-
 FIVE AND ONE QUARTER (125)
 FEET ON THE SOUTH SIDE OF
 NINETEENTH STREET AND
 UNIFORM DEPTH OF ONE
 HUNDRED TWENTY (120) FEET

ALONG THE WEST SIDE OF
 MCCAIN AVENUE AND BEING
 COMMONLY KNOWN AS 1902
 MCCAIN AVENUE, CITY OF ERIE
 INDEX NO. 2123-201.
 PROPERTY ADDRESS: 1902
 McCain Street, Erie, PA 16510
 KML Law Group, P.C.
 Suite 5000 - BNY Independence
 Center, 701 Market Street
 Philadelphia, PA 19106-1532
 (215) 627-1322

Jan. 1, 8, 15

SALE NO. 61

Ex. #12897 of 2014

**BANK OF AMERICA, N.A.,
 Plaintiff**

v.

**CHRISTINA SCOTT A/K/A
 CHRISTINA M. SCOTT,**

Defendant

DESCRIPTION

ALL THAT CERTAIN PIECE OR
 PARCEL OF LAND SITUATE
 IN THE FIRST WARD OF THE
 BOROUGH OF UNION CITY,
 COUNTY OF ERIE AND STATE
 OF PENNSYLVANIA, BOUNDED
 AND DESCRIBED AS FOLLOWS,
 TO-WIT:
 BEGINNING AT A POINT IN
 THE SOUTH LINE OF GILLETT
 STREET, THE NORTHEAST
 CORNER OF LAND NOW OR
 FORMERLY OWNED BY E. M.
 COOPER; THENCE EAST ALONG
 THE SOUTH LINE OF GILLETT
 STREET, 55 FEET TO A POST;
 THENCE SOUTH PARALLEL
 WITH THE EAST LINE OF LAND
 NOW OR FORMERLY OWNED
 BY E.M. COOPER AND 55 FEET
 DISTANT THEREFROM, 117 FEET
 TO THE NORTH LINE OF LAND
 FORMERLY OWNED BY ELLAE.
 MOSHER, NOW OR FORMERLY
 OWNED BY GEORGE L. FISH;
 THENCE WEST PARALLEL
 WITH THE SOUTH LINE OF
 GILLETT STREET AND ALONG
 THE NORTH LINE OF LAND
 NOW OR FORMERLY OWNED
 BY GEORGE L. FISH, 55 FEET
 TO THE SOUTHEAST CORNER
 OF LAND NOW OR FORMERLY
 OWNED BY E.M. COOPER;
 THENCE NORTH ALONG THE
 EAST LINE OF LAND NOW

OR FORMERLY OWNED BY
 E.M. COOPER TO THE SOUTH
 LINE OF GILLETT STREET, THE
 NORTHEAST CORNER OF LAND
 NOW OR FORMERLY OWNED
 BY E.M. COOPER AND THE
 PLACE OF BEGINNING, HAVING
 A ONE STORY FRAME HOUSE
 AND OTHER IMPROVEMENTS
 LOCATED THEREON.
 BEING THE SAME PREMISES
 GRANTED AND CONVEYED
 UNTO CHRISTINA M. SCOTT,
 SINGLE BY DEED FROM
 TIMOTHY W. CROSS AND
 EMILY L. CROSS, HUSBAND
 AND WIFE DATED 07/26/2007
 AND RECORDED 07/31/2007 IN
 BOOK # 1435 AND PAGE # 2055.
 AS DESCRIBED IN MORTGAGE
 BOOK 1435 PAGE 2060
 TAX ASSESSMENT NO. 41-14-59-4.
 PROPERTY ADDRESS: 24 Gillette
 St, Union City, PA 16438-0000
 KML Law Group, P.C.
 Suite 5000 - BNY Independence
 Center, 701 Market Street
 Philadelphia, PA 19106-1532
 (215) 627-1322

Jan. 1, 8, 15

SALE NO. 62

Ex. #12120 of 2015

**QUICKEN LOANS INC.,
 Plaintiff**

v.

**MICHELLE A. TARR
 MICHAEL J. TARR, Defendants
DESCRIPTION**

ALL THAT CERTAIN PIECE OR
 PARCEL OF LAND SITUATE
 IN THE TOWNSHIP OF
 MILLCREEK, COUNTY OF ERIE
 AND COMMONWEALTH OF
 PENNSYLVANIA BEING LOT
 NUMBER 14 OF SCENIC CREST
 ESTATES, PER ERIE COUNTY
 MAP BOOK 5 AT PAGE 297 AND
 298. HAVING A FRONTAGE OF
 107.50 FEET, MORE OR LESS, ON
 THE WESTERLY SIDE OF CREST
 DRIVE AND A DEPTH OF 186
 FEET, MORE OR LESS.
 BEING THE SAME PREMISES
 GRANTED AND CONVEYED
 UNTO MICHAEL J. TARR AND
 MICHELE A. TARR, HUSBAND
 AND WIFE BY DEED FROM
 JOANNE V. COOPER, WIDOW

AND UNMARRIED, DATED 7/21/1997 AND RECORDED 7/23/1997 IN BOOK 509 PAGE 2357.

TAX ID NUMBER: 33-192-628-42
PROPERTY ADDRESS: 5944 Crest Drive Erie, PA 16509
KML Law Group, P.C.
Suite 5000 - BNY Independence Center, 701 Market Street Philadelphia, PA 19106-1532
(215) 627-1322

Jan. 1, 8, 15

SALE NO. 63

Ex. #10197 of 2014

U.S. Bank, N.A., as Trustee for the Certificateholders of CitiGroup Mortgage Loan Trust, Inc., Asset-Backed Pass-Through Certificates Series 2007-AMC 1, Plaintiff

v.

**Todd W. Bennett, Defendant
REAL PROPERTY SHORT
DESCRIPTION**

PROPERTY OF: Todd W. Bennett
EXECUTION NO: 10197-14
JUDGMENT AMT: \$90,498.76
ALL the right, title, interest and claim of: Todd W. Bennett Of in and to: Address: 1206 East 29th Street, Erie, PA 16504
Municipality: City of Erie
All that certain piece or parcel of land situate in the City of Erie, County of Erie and Commonwealth of Pennsylvania
Tax ID: 18-050-045.0-211.00
Commonly known as 1206 East 29th Street, Erie, PA 16504
Parker McCay P.A.
Richard J. Nalbandian, III, Esquire
Attorney ID# 203437
9000 Midlantic Drive, Suite 300
Mount Laurel, NJ 08054
(856) 810-5815

Jan. 1, 8, 15

SALE NO. 65

Ex. #11486 of 2014

Nationstar Mortgage, LLC, Plaintiff

v.

**Douglas E. Melter, Defendant
SHERIFF'S SALE**

By virtue of a Writ of Execution file to No. 11486-2014 Nationstar Mortgage, LLC vs. Douglas E. Melter

owner(s) of property situated in The County of Erie, Commonwealth of Pennsylvania being 1254 West 7th Street, Erie, PA 16502
0.0934 acres

Assessment Map Number: 17041001031400
Assessed Value figure: \$61,050.00
Improvement thereon: Single Family Dwelling
Scott A. Dietterick, Esquire
Manley Deas Kochalski LLC
PO Box 165028
Columbus, OH 43216-5028
614-220-5611

Jan. 1, 8, 15

SALE NO. 66

Ex. #11982 of 2013

**Wells Fargo Bank, N.A.,
v.
Rhonda L. Millet; Alan L. Millet
SHERIFF'S SALE**

By virtue of a Writ of Execution file to No. 2013-11982 Wells Fargo Bank, N.A. vs. Rhonda L. Millet; Alan L. Millet owner(s) of property situated in The Borough of Wesleyville, County of Erie, Commonwealth of Pennsylvania being 3125 Skellie Avenue, Erie, PA 16510
1452 square feet
Assessment Map Number: 50003042000500
Assessed Value figure: \$82,250.00
Improvement thereon: Single Family Dwelling
Scott A. Dietterick, Esquire
Manley Deas Kochalski LLC
PO Box 165028
Columbus, OH 43216-5028
614-220-5611

Jan. 1, 8, 15

SALE NO. 67

Ex. #12307 of 2013

The Bank of New York Mellon, f/k/a The Bank of New York, as successor to JPMorgan Chase Bank, National Association, as successor-in-interest to Bank One, National Association, as Trustee for Amortizing Residential Collateral Trust, Mortgage Pass-Through Certificates, Series 2002-BC1, v.

**Alfredo Nieves; Gladys Nieves
SHERIFF'S SALE**

By virtue of a Writ of Execution file to No. 2013-12307 The Bank of New York Mellon, f/k/a The Bank of New York, as successor to JPMorgan Chase Bank, National Association, as successor-in-interest to Bank One, National Association, as Trustee for Amortizing Residential Collateral Trust, Mortgage PassThrough Certificates, Series 2002-BC1 v. Alfredo Nieves; Gladys Nieves, owner(s) of property situated in The County of Erie, Commonwealth of Pennsylvania being 704 Payne Avenue, Erie, PA 16503
3398 square feet

Assessment Map Number: 14011001010300
Assessed Value figure: \$70,100.00
Improvement thereon: Single Family Dwelling
Scott A. Dietterick, Esquire
Manley Deas Kochalski LLC
PO Box 165028
Columbus, OH 43216-5028
614-220-5611

Jan. 1, 8, 15

SALE NO. 68

Ex. #11858 of 2015

Wells Fargo Bank, N.A. as Trustee for Option One Mortgage Loan Trust 2000-A, Asset-Backed Certificates, Series 2000-A, c/o Ocwen Loan Servicing, LLC, Plaintiff

v.

**Stephen E. Treiber
Edith T. Treiber, Defendants
DESCRIPTION**

ALL THAT CERTAIN piece or parcel of land situate in the City of Erie, County Erie and State of Pennsylvania, bounded and described as follows, to-wit: Beginning on the south line of Fourteenth Street at a point in the south line of said Street, Eighty (80) feet easterly from the east line of Wallace Street; thence Southerly One hundred five (105) feet to an alley; thence Easterly along said alley, Forty (40) feet to a post; thence Northerly One hundred five (105) feet to the south line of Fourteenth Street; thence Westerly Forty (40) feet along said south line Fourteenth Street, to the place of beginning. Being Lot No. 3 of the H.C. Shannon's Subdivision of

Block B of out Lot No. 401, as per plot recorded in the recorder's office of Erie County, Pennsylvania in deed book 29 at page 547.

PROPERTY ADDRESS: 511 East 14th Street, Erie, PA 16503

PARCEL 15020028012000

BEING the same premises which Kenneth S. Treiber, Unmarried, by Edith T. Treiber, his wife, as tenants by the entireties, by Deed dated August 7, 2003 and recorded on August 7, 2003 in the office of the recorder of deeds in and for Erie County at book 1047 page 1020 granted and conveyed unto Stephen E. Treiber, Unmarried, by Edith T. Treiber, his Attorney-in-fact. Kenneth S. Treiber departed this life on November 26, 2014.

Steven K. Eisenberg, Esquire (75736) Stern & Eisenberg, PC

1581 Main Street, Suite 200

Warrington, PA 18976

215-572-8111

Jan. 1, 8, 15

SALE NO. 69

Ex. #11374 of 2015

**LSF8 Master Participation Trust,
Plaintiff**

v.

Anna M. Burrows, a/k/a Anna Burrows, Mortgage and Known Surviving Heir of Lesley S. Burrows, Deceased Mortgage and Real Owner, David A.

Burrows, Known Surviving Heir of Lesley S. Burrows, Deceased Mortgage and Real Owner, Janice M. Kirksey, Known Surviving Heir of Lesley S. Burrows, Deceased Mortgage and Real Owner, Kathleen Hurtado Burrows, Known Surviving Heir of Lesley S. Burrows, Deceased Mortgage and Real Owner, Lesley S. J. Burrows, Known Surviving Heir of Lesley S. Burrows, Deceased Mortgage and Real Owner and Unknown Surviving Heirs of Lesley S. Burrows, Deceased Mortgage and Real Owner, Defendants

SHORT DESCRIPTION

By virtue of a Writ of Execution filed to No. 11374-15 LSF8 Master Participation Trust v. Anna M.

Burrows, a/k/a Anna Burrows, Mortgage and Known Surviving Heir of Lesley S. Burrows, Deceased Mortgage and Real Owner, David A. Burrows, Known Surviving Heir of Lesley S. Burrows, Deceased Mortgage and Real Owner, Janice M. Kirksey, Known Surviving Heir of Lesley S. Burrows, Deceased Mortgage and Real Owner, Kathleen Hurtado Burrows, Known Surviving Heir of Lesley S. Burrows, Deceased Mortgage and Real Owner, Lesley S. J. Burrows, Known Surviving Heir of Lesley S. Burrows, Deceased Mortgage and Real Owner and Unknown Surviving Heirs of Lesley S. Burrows, Deceased Mortgage and Real Owner, owners of property situated in the Township of City of Erie, Erie County, Pennsylvania being 4006 Essex Avenue, Erie, Pennsylvania 16504.

Tax ID. No. 18-5204-114

Assessment: \$ 108,293.22

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

Jan. 1, 8, 15

SALE NO. 70

Ex. #11787 of 2015

The Bank of New York Mellon FKA The Bank of New York as Trustee for the Benefit of the Certificate Holders of the CWALT, Inc., Alternative Loan Trust 2004-25CB, Mortgage Pass Through Certificates, Series 2004-25CB, Plaintiff

v.

Tracey L. Buzzard, Co-Executrix of The Estate of Samuel L. Buzzard, Deceased Mortgage and Real Owner and Michael Hoover-Buzzard, Co-Executor of the Estate of Samuel L. Buzzard, Deceased Mortgage and Real Owner, Defendants

DESCRIPTION

By virtue of a Writ of Execution filed to No. 11787-15, THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATE HOLDERS OF THE CWALT, INC.,

ALTERNATIVE LOAN TRUST 2004-25CB, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2004-25CB v. Tracey L. Buzzard, Co-Executrix of the Estate of Samuel L. Buzzard, Deceased Mortgage and Real Owner and Michael Hoover-Buzzard, Co-Executor of the Estate of Samuel L. Buzzard, Deceased Mortgage and Real Owner, owners of property situated in the Township of City of Erie, Erie County, Pennsylvania being 2656 Cochran Street, Erie, Pennsylvania 16508.

Tax I.D. No. 19-060-050.0-206.00

Assessment: \$53,912.03

Improvements: Residential Dwelling McCabe, Weisberg and Conway, P.C. 123 South Broad Street, Suite 1400 Philadelphia, PA 19109

Jan. 1, 8, 15

SALE NO. 71

Ex. #12624 of 2013

**Bayview Loan Servicing, LLC,
Plaintiff**

v.

Diane L. Farver and United States of America, Defendants

DESCRIPTION

By virtue of a Writ of Execution filed to No. 12624-13 Bayview Loan Servicing, LLC v. Diane L. Farver and United States of America, owners of property situated in the Township of Millcreek, Erie County, Pennsylvania being 15 Longfellow Drive, Unit 2000, Erie, Pennsylvania 16509.

Parcel Number: 33-102.662.0-116.00

Assessment: \$172,902.95

Improvements: Condominium McCabe, Weisberg and Conway, P.C. 123 South Broad Street, Suite 1400 Philadelphia, PA 19109

215-790-1010

Jan. 1, 8, 15

SALE NO. 72

Ex. #11330 of 2015

**Urban Financial of America,
LLC, Plaintiff**

v.

Brian D. Hetrick, Known Surviving Heir of Patricia R. Hetrick, Deceased Mortgage and Real Owner, Bruce Edward Hetrick, Known Surviving Heir

**of Patricia R. Hetrick, Deceased
Mortgagor and Real Owner,
Dawnne D. Foland, Known
Surviving Heft of Patricia R.
Hetrick, Deceased Mortgagor
and Real Owner and Unknown
Surviving Heirs of Patricia R.
Hetrick, Deceased Mortgagor
and Real Owner, Defendants**

DESCRIPTION

By virtue of a Writ of Execution filed to No. 11330-15 Urban Financial of America, LLC v. Brian D. Hetrick, Known Surviving Heir of Patricia R. Hetrick, Deceased Mortgagor and Real Owner, Bruce Edward Hetrick, Known Surviving Heir of Patricia R. Hetrick, Deceased Mortgagor and Real Owner, Dawnne D. Foland, Known Surviving Heir of Patricia R. Hetrick, Deceased Mortgagor and Real Owner and Unknown Surviving Heirs of Patricia R. Hetrick, Deceased Mortgagor and Real Owner, owners of property situated in the Township of Fairview, Erie County, Pennsylvania being 6946 West Lake Road, Fairview, Pennsylvania 16415.
Tax I.D. No. 21-021-014.0-016.00
Assessment: \$79,627.11
Improvements: Residential Dwelling McCabe, Weisberg and Conway, P.C.
123 South Broad Street, Suite 1400 Philadelphia, PA 19109
215-790-1010

Jan. 1, 8, 15

SALE NO. 73

**Ex. #12223 of 2015
LSF8 Master Participation Trust,
Plaintiff**

v.

**Ray C. Pangborn and Betty J.
Pangborn, Defendants**

DESCRIPTION

By virtue of a Writ of Execution filed to No. 12223-15 LSF8 Master Participation Trust v. Ray C. Pangborn and Betty J. Pangborn, owners of property situated in the Township of City of Erie, Erie County, Pennsylvania being 1162 East 35th Street, Erie, Pennsylvania 16504.
Tax ID. No. 18-052-012.0-500.00
Assessment: \$110,605.27
Improvements: Residential Dwelling McCabe, Weisberg and Conway, P.C.

123 South Broad Street, Suite 1400
Philadelphia, PA 19109
215-790-1010

Jan. 1, 8, 15

SALE NO. 74

**Ex. #10792 of 2015
One West Bank, N.A., Plaintiff**

v.

**Alan Summerville, Executor
of the Estate of Donna L.
Summerville, Deceased,
Mortgagor and Real Owner,
Defendant**

DESCRIPTION

By virtue of a Writ of Execution filed to No. 10792-15 One West Bank, N.A. v. Alan Summerville, Executor of the Estate of Donna L. Summerville, Deceased Mortgagor and Real Owner, owners of property situated in the Township of Millcreek, Erie County, Pennsylvania being 3801 Blossom Terrace, Building 2, Unit B, Erie, Pennsylvania 16506.
Tax I.D. No. 33082414000255
Assessment: \$60,581.77
Improvements: Condominium McCabe, Weisberg and Conway, P.C.
123 South Broad Street, Suite 1400 Philadelphia, PA 19109
215-790-1010

Jan. 1, 8, 15

SALE NO. 75

**Ex. #13220 of 2013
JPMorgan Chase Bank, National
Association, Plaintiff**

v.

**John C. Thorr and Karla K.
Thorr, Defendants**

DESCRIPTION

By virtue of a Writ of Execution filed to No. 13220-13, JPMorgan Chase Bank, National Association v. John C. Thorr and Karla K. Thorr, owners of property situated in the Township of Millcreek, Erie County, Pennsylvania being 6137 Meridian Drive, Erie, Pennsylvania 16509.
Tax I.D. No. 33-188-590-9
Assessment: \$ 73,869.88
Improvements: Residential Dwelling McCabe, Weisberg and Conway, P.C.
123 South Broad Street, Suite 1400 Philadelphia, PA 19109
215-790-1010

Jan. 1, 8, 15

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**BROSIOUS, WILLIAM,
deceased**

Late of the Township of Harborcreek, Erie County, Pennsylvania

Executor: Michael Brosius, c/o Martone & Peasley, 150 West Fifth Street, Erie, Pennsylvania 16507

Attorney: Joseph P. Martone, Esquire, Martone & Peasley, 150 West Fifth Street, Erie, Pennsylvania 16507

**CARR, GALE B., a/k/a
GALE CARR,
deceased**

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

Executor: Eric G. Carr, 5563 Colby Drive, West Springfield, Pennsylvania 16443

Attorney: Grant M. Yochim, Esq., 24 Main St. E., PO Box 87, Girard, PA 16417

**CLAPPER, BERNIECE H.,
a/k/a BERNIECE CLAPPER,
deceased**

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

Co-Executors: Carol Jean Blount, 4996 North Main Street, McKean, PA 16426 and Scott Alan Clapper, 115 Penn Avenue, Girard, PA 16417

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

**GETTO, BONNA J.,
deceased**

Late of Washington Township, County of Erie, Commonwealth of Pennsylvania

Executrix: Michele L. Bowles, c/o Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506-4508

Attorney: Colleen R. Stumpf, Esq., Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506-4508

**GRIGGS, JOHN F.,
deceased**

Late of the County of Erie and State of Pennsylvania

Executor: Richard Timer, c/o Edward J. Niebauer, Esquire, 510 Cranberry Street, Suite 301, Erie, Pennsylvania 16507

Attorney: Edward J. Niebauer, Esquire, Talarico & Niebauer, 510 Cranberry Street, Suite 301, Erie, Pennsylvania 16507

**HART, PATRICK L.,
deceased**

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

Executor: Paul Michael Pohl, c/o Michael J. Visnosky, Knox Law Firm, 120 West Tenth Street, Erie, PA 16501

Attorney: Michael J. Visnosky, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**HEAVEN, MARY ANN,
deceased**

Late of Waterford, PA

Executor: Tammy Mertz, 225 South Main Street, Punxsutawney, PA 15767

Attorney: Amy J. Morris, Esq., 200 South Findley Street, Punxsutawney, PA 15767

SECOND PUBLICATION**BAKER, AUDREY L.,
deceased**

Late of the Township of Millcreek, County of Erie, Pennsylvania

Executrix: Kathie Baker Dzuricky, c/o 150 East 8th Street, Erie, PA 16501

Attorney: Gregory L. Heidt, Esquire, 150 East 8th Street, Erie, PA 16501

**ENGLERT, DOLORES A., a/k/a
DOLORES ENGLERT,
deceased**

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

Executrix: Judith E. Walkiewicz, PO Box 589, Edinboro, PA 16412

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

**GAINES, MICHAEL KELLEY,
deceased**

Late of Mill Village Boro, Erie County, Commonwealth of Pennsylvania

Administrator: Jonathan P. Gaines, PO Box 152, 14567 S. Main St., Mill Village, PA 16427

Attorney: None

**GORNALL, M. FLETCHER,
deceased**

Late of the City of Erie, Erie County, Pennsylvania

Executors: Jack M. Gornall, James F. Gornall and Patricia Van Tassel, c/o Robert G. Dwyer, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

Attorney: Robert G. Dwyer, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**KOHL, MARY E.,
deceased**

Late of North East Township, Erie County, North East, Pennsylvania

Executrix: Janet L. Greenman, c/o 33 East Main Street, North East, Pennsylvania 16428

Attorney: Edward Orton, Orton & Jeffery, P.C., 33 East Main Street, North East, Pennsylvania 16428

**MARSHALL, VINCENT,
deceased**

Late of the Township of Millcreek,
Erie County, PA

Executrix: Hildegard J. Marshall,
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

**SPIRES, LAURENE R.,
deceased**

Late of Millcreek Township, Erie
County, Pennsylvania

Executor: Michael D. Spires, c/o
Robert G. Dwyer, Esq., Knox
McLaughlin Gornall & Sennett,
P.C., 120 West Tenth Street, Erie,
PA 16501

Attorney: Robert G. Dwyer, Esq.,
Knox McLaughlin Gornall &
Sennett, P.C., 120 West Tenth
Street, Erie, PA 16501

**STACK, SHIRLEY S., a/k/a
SHIRLEY STACK,
deceased**

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

Executrix: Linda Wilcox, 4571
Nash Road, East Springfield,
Pennsylvania 16411

Attorney: Grant M. Yochim, Esq.,
24 Main St. E., PO Box 87, Girard,
PA 16417

**THOMAS, HOWARD A.,
deceased**

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

Executrix: Jane Thomas, c/o Paul
J. Carney, Jr., Esq., 224 Maple
Avenue, Corry, PA 16407

Attorney: Paul J. Carney, Jr.,
Esq., 224 Maple Avenue, Corry,
PA 16407

**TITUS, JOICE C.,
deceased**

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

Executrix: Colleen M. McIntosh
Attorney: Thomas J. Minarcik,
Esquire, Elderkin Law Firm, 150
West 8th Street, Erie, PA 16501

THIRD PUBLICATION**CONNORS, CECELIA M., a/k/a
CECELIA CONNORS, a/k/a
CECELIA M. PRESOGNA, a/k/a
CECELIA PRESOGNA,
deceased**

Late of the City of Erie, County
of Erie and State of Pennsylvania
Executrix: Denise M. Connors,
236 NE 9th Street, Delray Beach,
FL 33444

Attorney: Aaron E. Susmarski,
Esq., 4030 West Lake Road, Erie,
PA 16505

**DETZEL, MARK J.,
deceased**

Late of the County of Erie,
Commonwealth of Pennsylvania

Executor: Paul R. Detzel, 530
Mohawk Drive, Erie, PA 16505

Attorney: Thomas S. Talarico,
Esquire, Talarico & Niebauer, 510
Cranberry Street, Suite 301, Erie,
PA 16507

**HURLBERT, MARY LOU,
deceased**

Late of Harborcreek Township,
Erie County, Commonwealth of
Pennsylvania

Administrator: Donald Leroy
Wolfgong, 5404 Frederick Dr.,
Erie, PA 16510

Attorney: None

**KINSINGER, JOHN M.,
deceased**

Late of the City of Erie, Erie
County, PA

Executor: Richard A. Harris, 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

**KOLB, LEONARD E.,
deceased**

Late of Millcreek Township,
Erie County, Commonwealth of
Pennsylvania

Co-Administrators C.T.A.:
Leonard R. Kolb and Susan A.
Neal, c/o Jerome C. Wegley, 120
West Tenth Street, Erie, PA 16501
Attorney: Jerome C. Wegley, Esq.,
Knox McLaughlin Gornall &
Sennett, P.C., 120 West Tenth
Street, Erie, PA 16501

**KOPNITSKY, GERALDINE,
deceased**

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

Administratrix: Sandra S.
McLaughlin, c/o 3305 Pittsburgh
Avenue, Erie, Pennsylvania

Attorney: Darlene M. Vlahos,
Esquire, 3305 Pittsburgh Avenue,
Erie, Pennsylvania 16508

**KRAHE, PHYLLIS, a/k/a
PHYLLIS E. KRAHE, a/k/a
PHYLLIS NAGLE, a/k/a
PHYLLIS ELAINE KRAHE,
deceased**

Late of the Township of Springfield,
Commonwealth of Pennsylvania

Executrix: Nancy A. DeMichele,
12083 West Ridge Road, East
Springfield, Pennsylvania 16411

Attorney: C. James Vendetti, Esq.,
Vendetti & Vendetti, 3820 Liberty
Street, Erie, Pennsylvania 16509

**KUPNIEWSKI, JOHN,
deceased**

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

Co-Executors: Kevin J.
Kupniewski, 1345 West 33rd
Street, Erie, PA 16508 and
Christopher A. Kupniewski, 326
Parkway Drive, Erie, PA 16511

Attorney: Thomas S. Kubinski,
Esquire, The Conrad - F.A.
Brevillier House, 502 Parade
Street, Erie, PA 16507

**MIX, MICHAEL A., a/k/a
MICHAEL MIX,
deceased**

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

Administratrix: Geraldine J. Mix, 9923 Sampson Avenue, Lake City, PA 16423

Attorney: Grant M. Yochim, Esq., 24 Main St. E., PO Box 87, Girard, PA 16417

**PIAZZA, RALPH C.,
deceased**

Late of Union City Borough, Erie County, Pennsylvania

Executor: Darryl G. Coveleski, 15401 Old Wattsburg Road, Union City, PA 16438

Attorney: Randy L. Shapira, Esq., 305 West Sixth Street, Erie, PA 16507

**RIAZZI, ANTOINETTE D.,
deceased**

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

Co-Administrators: Carol A. Russell, 3931 English Ave., Erie, PA 16510 and Mary Kay Torok, 1417 W. 32nd St., Erie, PA 16508

Attorney: None

**ROMBA, RAYMOND, a/k/a
RAYMOND E. ROMBA,
deceased**

Late of the Township of Waterford, County of Erie and State of Pennsylvania

Executor: Jeffrey Allen Romba, c/o David R. Devine, Esq., 201 Erie Street, Edinboro, PA 16412

Attorney: David R. Devine, Esq., 201 Erie Street, Edinboro, PA 16412

**MOFFAT, JUVIA,
deceased**

Late of the Township of Millcreek, Erie County, Pennsylvania

Executor: Holly Moffat, c/o Martone & Peasley, 150 West Fifth Street, Erie, Pennsylvania 16507

Attorney: Joseph P. Martone, Esquire, Martone & Peasley, 150 West Fifth Street, Erie, Pennsylvania 16507

**WILSON, EUGENE V.,
deceased**

Late of Girard Township, County of Erie

Executor: Jeffrey L. Wilson, 8471 Peach Street, Girard, PA 16417

Attorney: Thomas A. Testi, Esq., 3952 Avonia Road, PO Box 413, Fairview, PA 16415

Paying for Long-Term Care is Just Another Expense in Life.

*The only questions are...
What the impact on the family will be?
Where the money will come from?*

LTCEPP®

Long-Term Care Education and Planning Program

Policy discounts available to ECBA members, their employees, and families

**LS LOESEL-SCHAAF
INSURANCE AGENCY, INC.**

Edward C. Althof, CLU, CEBS, CLTC

Michael Ocilka, CLTC

Joel Waldman, DMD, CLTC

3537 West 12th Street
Erie, PA 16505

Phone: (814) 833-5433

Fax: (814) 838-6172

Email: ealthof@LSinsure.com

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.

LOGIN DIRECTLY AT WWW.PALEGALADS.ORG. IT'S EASY. IT'S FREE.

We provide Financial Balance.

Our Commercial Bankers are experienced, dedicated, and committed to providing exceptional service. Working in partnership with legal professionals, we provide financial insight and flexible solutions to fulfill your needs and the needs of your clients.

ERIEBANK offers an array of financial products and services. We pride ourselves on consistent customer satisfaction and are driven by the relationships we continually build. Contact us today, to learn more.



The way banking should be.

Commercial Banking Division

Main Office • 2035 Edinboro Road • Erie, PA 16509

Phone (814) 868-7523 • Fax (814) 868-7524

www.ERIEBANK.net



World Class Service for World Class Clients

Schaffner & Knight Minnaugh *Company, P.C.*



Erie Headquarters
1545 West 38th Street
Erie, PA 16509
814-454-1997
www.skmco.com

Erie's largest locally owned CPA firm specializing in providing services to privately held, for-profit, owner-operated businesses

- ★ Accounting & Auditing
- ★ Tax Consulting
- ★ Estate & Succession Planning
- ★ Business Consulting
- ★ Business Valuation
- ★ Litigation Support
- ★ Small Business Services

Jamestown Office
716-483-0071

Warren Office
814-728-8509