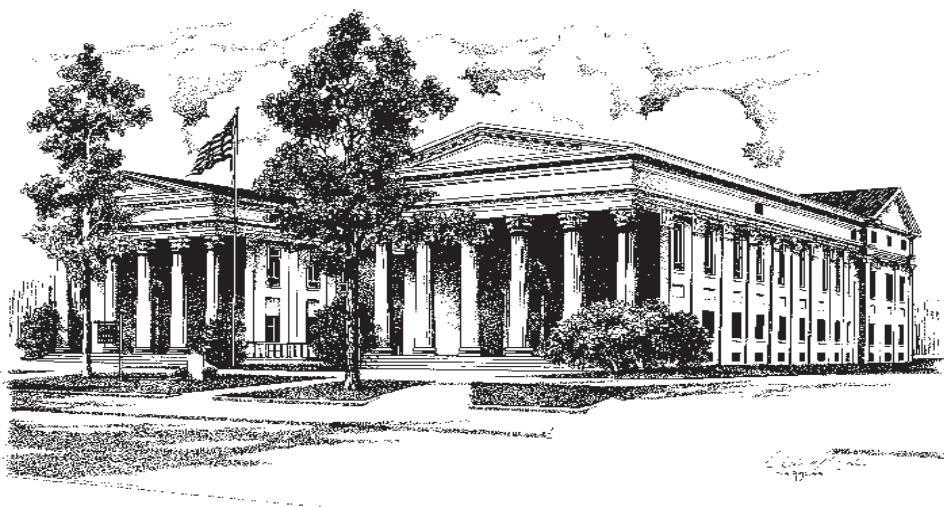


*Erie
County
Legal
Journal*

January 15, 2016

Vol. 99 No. 3



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NMMM, Inc., t/a The Dog House v. Pennsylvania Liquor Control Board

Erie County Legal Journal

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

Managing Editor: Heidi M. Weismiller

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Erie County Bar Association

Calendar of Events and Seminars

THURSDAY, JANUARY 28, 2016

ECBA Live Lunch-n-Learn Seminar

Selected 2015 Federal and State Statutory and Case Law Updates for Estate Planners
Bayfront Convention Center

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

\$45 (ECBA member/non-attorney staff)

\$58 (nonmember)

\$30 (member judge not needing CLE)

1 hour substantive

To view PBI seminars visit the events calendar on the ECBA website
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Jan. 15, 22, 29

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NMMM, INC., t/a THE DOG HOUSE, Appellant**v.****PENNSYLVANIA LIQUOR CONTROL BOARD, Appellee***LIQUOR CODE / PRELIMINARY PROVISIONS / INTERPRETATION OF ACT*

Title 47 of the Pennsylvania Consolidated Statutes, also known as the Pennsylvania Liquor Code, governs the manufacturing, sale, and transportation of liquor, alcohol, and malt or brewed beverages in the Commonwealth of Pennsylvania.

GOVERNMENTS / STATE/TERRITORIAL GOVERNMENTS / LICENSES

Renewal of a licensee's liquor license is not an automatic procedure. Section 4-470(a.1) grants the Pennsylvania Liquor Control Board the authority to refuse to renew a liquor license under these circumstances: (1) if the licensee, its shareholders, directors, officers, association members, servants, agents or employees have violated any of the laws of this Commonwealth or any of the regulations of the board; (2) if the licensee, its shareholders, directors, officers, association members, servants, agents or employees have one or more adjudicated citations under this or any other license issued by the board or were involved in a license whose renewal was objected to by the Bureau of Licensing under this section; (3) if the licensed premises no longer meets the requirements of this act or the board's regulations; or (4) due to the manner in which this or another licensed premises was operated while the licensee, its shareholders, directors, officers, association members, servants, agents or employees were involved with that license. When considering the manner in which this or another licensed premises was being operated, the Board may consider activity that occurred on or about the licensed premises or in areas under the licensee's control if the activity occurred when the premises was open for operation and if there was a relationship between the activity outside the premises and the manner in which the licensed premises was operated. The Board may take into consideration whether any substantial steps were taken to address the activity occurring on or about the premises.

GOVERNMENTS / STATE/TERRITORIAL GOVERNMENTS / LICENSES

When an appeal is taken from a Board decision, pursuant to 47 Pa. C. S. §4-464, a trial court hears the matter *de novo* and fashions its own trial court findings of fact and conclusions of law. A trial court must receive the record of the proceedings below, if offered, and may hear new evidence.

GOVERNMENTS / STATE/TERRITORIAL GOVERNMENTS / LICENSES

A trial court may make its own findings of fact and reach its own conclusions of law based on those findings of fact, even when the evidence it hears is substantially the same as the evidence presented to the Board.

*ADMINISTRATIVE LAW / JUDICIAL REVIEW / STANDARDS OF REVIEW /
SUBSTANTIAL EVIDENCE*

A trial court may reverse the Board's decision to deny a license renewal where its Findings are supported by substantial evidence in the record as a whole.

LIQUOR CODE / LICENSES AND REGULATIONS / GENERAL PROVISIONS

Pursuant to 47 P.S. §4-470(a), failure by an applicant to adhere to a Conditional Licensing Agreement will be sufficient cause to form the basis for a citation under section 471 and for the nonrenewal of the license.

GOVERNMENTS / STATE/TERRITORIAL GOVERNMENTS / LICENSES

A trial court may consider corrective or remedial measures taken by a licensee in determining whether said corrective measures warrant renewal of a liquor license, and is free to consider the corrective measures a licensee implements in response to its citations and substitute its discretion for that of the Pennsylvania Liquor Control Board in determining that those corrective measures warranted the renewal of the licensee’s license.

GOVERNMENTS / STATE/TERRITORIAL GOVERNMENTS / LICENSES

Even a single past citation is sufficient to support the Board’s decision to deny renewal of a liquor license, and the Board may consider a licensee’s entire citation history to determine whether a pattern emerges and may consider all past Liquor Code violations, no matter when they occurred.

GOVERNMENTS / STATE/TERRITORIAL GOVERNMENTS / LICENSES

A trial court is permitted to consider the corrective measures a licensee took in response to its citations, and to substitute its discretion for that of the Board in determining that those corrective measures warranted the renewal of Licensee’s license.

GOVERNMENTS / STATE/TERRITORIAL GOVERNMENTS / LICENSES

A trial court, similar to the Board, may take into consideration whether any substantial steps were taken to address the activity occurring on or about the premises.

GOVERNMENTS / STATE/TERRITORIAL GOVERNMENTS / LICENSES

Although a licensee is required to take substantial affirmative measures to prevent misconduct, a licensee is not required to do everything possible to prevent criminal activity on the premises, act as its own police force or close its business.

IN THE COURT OF COMMON PLEAS OF ERIE COUNTY, PENNSYLVANIA
MD 384-2014

Appearances: Charbel G. Latouf, Esq., Attorney for Appellant, William Mitchel, operator and sole shareholder of NMMM, Inc., t/a The Dog House
Michael J. Plank, Esq., Attorney for Appellee, Pennsylvania Liquor Control Board, Bureau of Licensing

OPINION

Domitrovich, J., September 18, 2015

After thorough consideration of the entire record regarding Petitioner’s request for this Court to reverse the Pennsylvania Liquor Control Board’s decision not to renew Appellant’s liquor license, including, but not limited to, the testimony and evidence presented during the hearings held September 10th, 2013 and June 23rd, 2015, as well as an independent review of the relevant statutory and case law and all counsels’ submissions, including their proposed findings of fact and conclusions of law, this Trial Court hereby makes the following Findings of Fact and Conclusions of Law in support of reversing the Pennsylvania Liquor Control Board’s decision not to renew Appellant’s liquor license:

FINDINGS OF FACT

I. Factual and Procedural History

1. William Mitchel is the operator and sole shareholder of NMMM, Inc., t/a The Dog House (hereafter referred to as “Appellant”), located at 2202 East Lake Road, Erie,

Pennsylvania 16511.

2. The Pennsylvania Liquor Control Board (hereafter referred to as “Board”) is an agency and instrumentality of the Commonwealth of Pennsylvania, located at 401 Northwest Office Building, Harrisburg, Pennsylvania 17124.
3. On May 21st, 2013, Appellant filed a timely application with the Board for renewal of Liquor License No. R-17528 with all of the supporting documents and appropriate filing fees. On said application, Bernard George was erroneously named as “Secretary” and Mary Mitchell was erroneously named as “Manager and Steward.” *See Respondent’s Exhibit 5, sub-Exhibit B-1.*
4. By Letter dated June 4th, 2013, the Board informed Appellant it was in receipt of Appellant’s Application for Renewal and indicated some inconsistencies on said Application, including missing lease information and William Mitchell not being listed on the Application for Renewal. The Board provided an Application Addendum and a Notice of Change in the Business Structure of Licensed Corporation to Appellant. *See Respondent’s Exhibit 5, sub-Exhibit B-2.*
5. On June 14th, 2013, the Board received Appellant’s Application Addendum, signed by William Mitchell and Mary Mitchell. Said Addendum specified William Mitchell was “Owner/Manager” and did not specify a title for Mary Mitchell.
6. Previously, Appellant entered into a Conditional Licensing Agreement (hereafter referred to as “CLA”) on November 9th, 2011 for the license period effective August 1st, 2011 through July 31st, 2013, which placed the following conditions on Appellant:
 - a. Appellant shall use a “transaction scan device” to scan the identification of all patrons purchasing alcoholic beverages, notwithstanding the fact that the patron may have had his or her identification scanned on a previous occasion (i.e. 7:00 a.m. until 2:00 a.m. the following day);
 - b. Appellant shall maintain adequate lighting conditions directly outside, in the parking lot, and within the licensed premises. Exterior lighting will be sufficient to permit patrons to be identifiable upon entering and leaving the licensed premises. Interior lighting and lighting in the parking lot area will be sufficient during operating hours for surveillance cameras to obtain and record clear images;
 - c. Appellant shall employ at least one (1) security guard who will be present and working at the premises during all pre-planned events (i.e. *any gathering of an identifiable group of people at the licensed premises, which is organized by a third party, for which Appellant has at least twenty-four (24) hours’ notice*), for which thirty (30) or more individuals are attending, and two (2) security guards who will be present and working at the premises during all pre-planned events for which fifty (50) or more individuals are attending. Appellant shall employ at least two (2) security guards who will be present and working at the premises during all events at the premises that have been advertised in print, radio, television or internet, events involving live music, and all “theme nights.” All security persons shall be employed by a reputable professional security firm which has been approved by the Lawrence Park Township Police Chief. All security persons shall be clothed in such a way as to make his/her status as security personnel readily apparent. A record of the pre-planned events where security personnel is required, including

- the time, date and security personnel included in each event, shall be retained as a business record pursuant to section 493(12) of the Liquor Code and shall be made available upon request to law enforcement officials, as well as Board employees and employees of the Pennsylvania State Police, Bureau of Liquor Code Enforcement;
- d. During all times when paragraph (c) does not require security to be present at the premises, if the number of patrons present at the licensed premises exceed thirty (30), Appellant shall immediately notify the Lawrence Park Township Police Department;
 - e. Appellant shall direct at least one (1) employee or security guard to patrol the exterior of the premises at least once per hour every night of operation from 9:00 p.m. until all patrons have vacated the premises and Appellant has closed for the business day. Appellant shall immediately notify the Lawrence Park Township Police Department of any disturbance or unlawful activity observed as part of these patrols. A record of the patrols, including the time, date and personnel included in each patrol, shall be retained as a business record pursuant to section 493(12) of the Liquor Code and shall be made available upon request to law enforcement officials, as well as Board employees and employees of the Pennsylvania State Police, Bureau of Liquor Code Enforcement;
 - f. Appellant shall maintain and enforce a written barred patron list on the licensed premises. Such list shall be maintained by Appellant as a business record pursuant to section 493(12) of the Liquor Code and shall be made available upon request to law enforcement officials, as well as Board employees and employees of the Pennsylvania State Police, Bureau of Liquor Code Enforcement;
 - g. Appellant shall immediately contact and cooperate with the local police department in the event of any fight, disturbance and/or misconduct at the premises or in areas adjacent to the licensed premises;
 - h. Appellant shall, within ninety (90) days of the approval of the CLA, become compliant with and remain compliant with the Responsible Alcohol Management Provisions (“RAM”) of the Liquor Code including, but not limited to:
 - i. New employee orientation;
 - ii. Training for alcohol service personnel;
 - iii. Manager/owner training;
 - iv. Displaying of responsible alcohol service signage; and
 - v. A certification compliance inspection by a representative of the Board’s Bureau of Alcohol Education;
 - i. Appellant shall initiate and attend regular monthly meetings with a designated representative of the Lawrence Park Township Police Department for the purpose of addressing any problems at the premises, and to solicit and implement recommendations on how to orderly operate the establishment. Records of such meetings, including the date and substance of the meetings, shall be maintained as business records, subject to section 493(12) of the Liquor Code;
 - j. Two (2) or more adjudicated (i.e. *the issuance of a decision and order after the effective date of this Agreement, by the Office of Administrative Law Judge or any other tribunal, affirming the citation without respect to any appeals of*

such adjudication) citations in any two (2)-year licensing term, which requires a minimum fine, if a fine is imposed, of one thousand dollars (\$1,000.00) shall require that the license be placed in safekeeping within fifteen (15) days of such adjudication, until such time as it is transferred to a bona fide third party. Appellant authorizes the Board to place the license in safekeeping in the event it fails to do so as required by this paragraph.;

- k. Appellant shall prominently display four (4) signs, at least two (2) feet by two (2) feet in size, that advise patron that unlawful activity will not be tolerated;
 - l. Appellant shall not allow patrons on the premises between 2:30 a.m. and 7:00 a.m.;
 - m. Appellant shall refuse entry to the premises to individuals wearing clothing or other items exhibiting colors or other symbols which have been identified by the Lawrence Park Township Police Department to be symbols of gang affiliation; and
 - n. Appellant shall maintain camera surveillance, to include at least three (3) cameras of the interior of the licensed premises. The cameras shall be operating and input of all cameras will be recorded during all operating hours. Recordings shall be retained for not less than thirty (30) days. Appellant shall make all recordings from the system available upon request to the Board, its employees, or to any local, state or federal law enforcement agency, including, but not limited to, the Lawrence Park Township Police Department and the Pennsylvania State Police, Bureau of Liquor Code Enforcement. Recordings shall be provided within three (3) days of a request. *See Respondent's Exhibit 5, sub-Exhibit B-4.*
7. On May 1st, 2012, Appellant requested a modification of the November 9th, 2011 CLA that would require Appellant to use its transaction scanning device to check patrons' identifications who appear to be forty (40) years of age or younger, instead of all patrons.
 8. On July 5th, 2012, Appellant and the Board entered into an Amended CLA, which was approved by the Board on July 11th, 2012. The following changes were made, with all other provisions remaining in full force and effect:
 - a. Appellant shall use a "transaction scanning device" to scan the identification of all patrons forty (40) years of age or under, purchasing alcoholic beverages unless the patron's identification has already been previously scanned and Appellant has retained the data obtained from such scan. Information from the transaction scan device shall be provided upon request of the Board, any local, state or federal law enforcement agency, and the Pennsylvania State Police, Bureau of Liquor Control Enforcement, and;
 - h. Appellant shall remain compliant with the Responsible Alcohol Management Provisions of the Liquor Code including, but not limited to:
 - i. New employee orientation;
 - ii. Training for alcohol service personnel;
 - iii. Manager/owner training;
 - iv. Displaying of responsible alcohol service signage; and
 - v. A certification compliance inspection by a representative of the Board's Bureau of Alcohol Education. *See Respondent's Exhibit 5, sub-Exhibit B-5.*
 9. On July 16th, 2013, the Board sent a letter to Appellant stating its objection to the

renewal of Appellant's liquor license, pursuant to 47 Pa. C. S. § 4-470, alleging Appellant had done the following:

- a. Abused its licensing privilege and would no longer be allowed to hold a liquor license based upon violations of the Liquor Code relative to Citation Numbers: 12-0584, 12-0522, 12-0054, 11-1314, 11-0990, 11-0768, 06-1840, 03-1165, 02-0690, 01-1924, 01-0666, and 01-0485, and eight (8) reported incidents of disturbance;
 - b. Appellant breached the Conditional Licensing Agreement by not having adequate lighting inside and outside in the parking lot; not employing security personnel from a reputable professional security firm approved by the Lawrence Park Township Police Department; not retaining the records of the patrols, including date, time and personnel included in each patrol of the exterior of the premises performed at least once per hour every night of operation from 9:00 p.m. until all patrons have vacated the premises; not scheduling an appointment to conduct the on-site compliance check related to RAMP training and thus not completing RAMP training by February 8th, 2012 deadline; not initiating and attending regular monthly meetings with a designated representative of the Lawrence Park Township Police Department for addressing problems; not prominently displaying any signs that advised patrons that unlawful activity will not be tolerated; not refusing entry to individuals wearing clothing or other items exhibiting colors or other symbols which have been identified by the Lawrence Park Township Police Department to be symbols of gang affiliation; and not retaining camera surveillance for a period of thirty (30) days, or making available within three (3) days of the request of the Lawrence Township Police Department the recordings from the camera surveillance system; and
 - c. The Board not being convinced that William Mitchell was the only entity with a pecuniary interest in the license, pursuant to the renewal application signed by Mary Mitchell, with the title of "Manager and Steward," and Bernard George, with the title of "Secretary." (*See Respondent's Exhibit E, sub-Exhibit B-3*).
10. The following are the adjudicated citations for which Appellant filed a Statement of Waiver, Admission, and Authorization or a hearing was conducted and the charges were sustained:
- a. Citation 12-0584, which was issued on April 23rd, 2012, contained one count of failure to adhere to the Conditional Licensing Agreement, sections 6(a), 6(c), 6(k) and 6(m). Appellant executed a Statement of Waiver, Admission, and Authorization admitting to this charges. The Administrative Law Judge sustained the charge, and Appellant was fined one thousand dollars and 00/100 (\$1,000.00);
 - b. Citation 12-0522, which was issued on March 30th, 2012, contained one count of failure to adhere to the Conditional Licensing Agreement, sections 6(b), 6(c), 6(e), 6(h), 6(i) and 6(k). Appellant executed a Statement of Waiver, Admission, and Authorization admitting to this charge. The Administrative Law Judge sustained the charge, and Appellant was fined five hundred dollars and 00/100 (\$500.00);
 - c. Citation 12-0054, which was issued on January 23rd, 2012, contained one count of failure to adhere to the Conditional Licensing Agreement, sections 6(c), 6(i), 6(m) and 6(n). Appellant executed a Statement of Waiver, Admission, and Authorization

- admitting to this charge. The Administrative Law Judge sustained the charge, and Appellant's restaurant liquor license was suspended for a period of two (2) days, beginning 7:00 a.m. on Monday, June 11th, 2012, and ending 7:00 a.m. on Wednesday, June 13th, 2012;
- d. Citation 11-1314, which was issued on July 27th, 2011, contained three counts – one count of sale of alcoholic beverages between 2:00 a.m. and 7:00 a.m., in violation of 47 P.S. §§4-406(a)(2) and 4-493(16); one count of failure to require patrons to vacate premises habitually used for the service of alcoholic beverages not later than one-half (1/2) hour after cessation of service of alcoholic beverages, in violation of 47 P.S. §4-499(a); and one count of permitting patrons to possess and/or remove alcoholic beverages from the premises habitually used for the service of alcoholic beverages, in violation of 47 P.S. §4-499(a). Appellant executed a Statement of Waiver, Admission, and Authorization admitting to these charges. The Administrative Law Judge sustained the charges, and Appellant's restaurant liquor license was suspended for a period of five (5) days, beginning 7:00 a.m. on Monday, June 18th, 2012, and ending 7:00 a.m. on Saturday, June 23rd, 2012;
- e. Citation 11-0990, which was issued on June 8th, 2011, contained one count of sale, furnishing or providing alcoholic beverages to minors, in violation of 47 P.S. §4-493(1). Appellant executed a Statement of Waiver, Admission, and Authorization admitting to this charge. The Administrative Law Judge sustained the charge, and Appellant's restaurant liquor license was suspended for a period of four (4) days, beginning 7:00 a.m. on Monday, April 2nd, 2012, and ending 7:00 a.m. on Friday, April 6th, 2012;
- f. Citation 11-0768, which was issued on June 3rd, 2011, contained two counts – one count of noisy and/or disorderly operation, in violation of 47 P.S. §4-471, and one count of recklessly endangering another person, in violation of 47 P.S. §4-471. Appellant executed a Statement of Waiver, Admission, and Authorization admitting to these charges. The Administrative Law Judge sustained the charges, and Appellant's restaurant liquor license was suspended for a period of three (3) days, beginning 7:00 a.m. on Friday, April 6th, 2012, and ending 7:00 a.m. on Monday, April 9th, 2012. Said suspension was vacated at the request of Appellant and was re-imposed beginning on 7:00 a.m., Friday, April 13th, 2012, and ending on 7:00 a.m., Monday, April 16th, 2012;
- g. Citation 06-1840, which was issued on August 11th, 2006, contained three counts – one count of sale, furnishing or providing alcoholic beverages on Sunday after 2:00 a.m., in violation of 47 P.S. §§4-406(a)(2) and 4-493(16); one count of failing to require patrons to vacate the premises habitually used for the service of alcoholic beverages not later than one-half (1/2) hour after cessation of service of alcoholic beverages, in violation of 47 P.S. §4-499(a); and one count of permitting patrons to possess and/or remove alcoholic beverages from the premises habitually used for the service of alcoholic beverages, in violation of 47 P.S. §4-499(a). Appellant executed a Statement of Waiver, Admission, and Authorization admitting to these charges. The Administrative Law Judge sustained the charges, and Appellant was fined one thousand, six hundred dollars and 00/100 (\$1,600.00);

- h. Citation 03-1165, which was issued on July 11th, 2003, contained one count of use of loudspeakers whereby the sound of music or other entertainment could be heard outside. Appellant executed a Statement of Waiver, Admission, and Authorization admitting to this charge. The Administrative Law Judge sustained the charge, and Appellant was fined two hundred fifty dollars and 00/100 (\$250.00);
- i. Citation 02-0690, which was issued on April 12th, 2002, contained two counts – one count of failing to require patrons to vacate the premises habitually used for the service of alcoholic beverages not later than one-half (1/2) hour after cessation of service of alcoholic beverages, in violation of 47 P.S. §4-499(a); and one count of permitting patrons to possess and/or remove alcoholic beverages from the premises habitually used for the service of alcoholic beverages, in violation of 47 P.S. §4-499(a). An administrative hearing was conducted on September 19th, 2002. The Administrative Law Judge concluded Appellant violated the above-referenced statutes, and Appellant’s restaurant liquor license was suspended for a period of two (2) days, beginning 7:00 a.m. on Monday, December 9th, 2002, and ending 7:00 a.m. on Wednesday, December 11th, 2002;
- j. Citation 01-1924, which was issued on September 20th, 2002, contained one count of transporting malt or brewed beverages in a vehicle not registered with the Pennsylvania Liquor Control Board, in violation of §§9.11 and 9.23 of the Liquor Control Board Regulations. Appellant executed a Statement of Waiver, Admission, and Authorization admitting to this charge. The Administrative Law Judge sustained the charge, and Appellant was fined seventy-five dollars and 00/100 (\$75.00);
- k. Citation 01-0666, which was issued on April 6th, 2001, contained two counts – one count of refusing to allow Liquor Enforcement officers the right to inspect completely the entire premises at the time the premises were open for transaction of business or when patrons were in the premises wherein alcoholic beverages are sold, in violation of 47 P.S. §4-493(21), and one count of failing to require patrons to vacate the premises habitually used for the service of alcoholic beverages not later than one-half (1/2) hour after cessation of service of alcoholic beverages, in violation of 47 P.S. §4-499(a). An administrative hearing was conducted on August 22nd, 2001. The Administrative Law Judge concluded Appellant violated the above-referenced statutes, and Appellant was fined one thousand, six hundred fifty dollars and 00/100 (\$1,650.00); and
- l. Citation 01-0485, which was issued on March 19th, 2001, contained one count of fortified, adulterated and/or contaminated liquor, in violation of 47 P.S. §4-491(10). Appellant executed a Statement of Waiver, Admission, and Authorization admitting to this charge. The Administrative Law Judge sustained the charge, and Appellant was fined seventy-five dollars and 00/100 (\$75.00). *See Respondent’s Exhibit 5, sub-Exhibit B-6.*
11. Thereafter, pursuant to 47 Pa. C. S. § 4-464, the Board scheduled a hearing to address Appellant’s liquor license Renewal Application and Addendum. Appellant received notice of that hearing by the Bureau’s letter dated August 22nd, 2013. (See Respondent’s Exhibit E, sub-Exhibit B-8).
12. The scheduled license renewal hearing occurred at the Homewood Suites by Hilton,

2084 Interchange Road, Erie, Pennsylvania 16501, on September 10th, 2013 before Hearing Examiner John A. Mulroy, Esq., who was appointed by the Board, at which William Mitchell, as operator and sole shareholder of Appellant, appeared and was represented by counsel, Charbel G. Latouf, Esq. The Board was represented by its counsel, Michael J. Plank, Esq. (*See Respondent's Exhibit 5*).

13. By letter and Order June 4th, 2014, the Board denied Appellant's application for renewal of its liquor license. (*See Respondent's Exhibit 2*).
14. Appellant filed an appeal of the Board's denial of its Application of Renewal on June 6th, 2014.
15. Board filed an Opinion in support of its Order on March 10th, 2015. (*See Respondent's Exhibit 4*).
16. A Civil *De Novo* trial was held on June 23rd, 2015 in Courtroom G, Room 222, Erie County Courthouse, Erie, Pennsylvania, before the undersigned judge, at which several live witnesses were presented; transcripts were admitted regarding testimony by witnesses appearing before Hearing Examiner John A. Mulroy, Esq.; stipulations and exhibits were entered; and arguments were heard. William Mitchell, owner and sole shareholder of Appellant, appeared and was represented by counsel, Charbel G.

Latouf, Esq. The Board was represented by its counsel, Michael J. Plank, Esq.

II. Findings of Fact by this Trial Court from the Transcript of Testimony of Witnesses appearing before the Hearing Examiner at the Administrative Hearing, September 10th, 2013

**A. Officer Scott Hellman, Lawrence Park Township Police Department
i. August 26th, 2011**

17. Officer Hellman, along with Officer Kufner, responded to a call for a "large fight." *See Notes of Testimony, Administrative Hearing, 9/10/13, pg. 7, lines 7-20.*
18. A telephone call was made to the Lawrence Park Township Police Department around 1:55 a.m., and when Officers Hellman and Kufner arrived, they observed a large group of people outside, scattering and attempting to leave the parking lot. *See id., pg. 8, lines 6-12.*
19. Officer Hellman investigated the incident and spoke with Bernard George, Mary Mitchell and Richard Hartleb. *See id., pg. 9, lines 4-22.*
20. Through his investigation, Officer Hellman discovered a large black female, who was inside Appellant's premises earlier and was removed. She attempted to return to the premises and, upon refusal, attempted to strike Bernard George and another individual, Richard Hartleb, and was again removed from the premises. *See id., pg. 12, line 25 – pg. 13, line 14.*
21. Officer Hellman discovered from Officer Kufner that a shooting occurred near Marne Avenue, which may have originated from the fight at Appellant's premises. *See id., pg. 14, line 25 – pg. 15, line 10.*
22. Officer Hellman does not know the identity of the person who called the incident in, but believes it was an employee of Appellant and their actions were consistent with what is recommended if there is a disturbance or other incident. *See id., pg. 17, line 23 – pg. 18, line 11.*

ii. November 12th, 2011

23. Officer Hellman, along with Officer Buzanowski, responded to a call of a “very large fight” occurring at Appellant’s premises at 4:02 p.m. *See id.*, pg. 19, lines 3-17.
24. Officer Hellman learned from Bernard George and Erica Porath, a bartender, that an individual, Christopher McCammon, entered Appellant’s premises, approached another individual, identified as Van Williams, and struck Mr. Williams in the face. *See id.*, pg. 19, line 23 - pg. 20, line 22.
25. Mr. McCammon and Mr. Williams “wrestled around and engaged in a physical altercation,” and Mr. McCammon fled the scene prior to police arriving. *See id.*, pg. 20, lines 22-25.
26. Prior to this altercation, on an unspecified date, Officer Hellman and Chief John Morell responded to Appellant’s premises around 6:30 a.m. for an assault victim. *See id.*, pg. 22, lines 16-20.
27. Christopher McCammon and Bernard George were accused of assaulting another victim, and while Bernard George was found not guilty, Christopher McCammon pled guilty and alleged witnesses were lying and he was “thrown under the bus.” *See id.*, pg. 22, line 21 – pg. 23, line 7.
28. On November 12th, 2011, Officer Hellman did not recall if Bernard George was working as security, but did acknowledge Bernard George often worked as security and wore a yellow shirt marked “Security.” *See id.*, pg. 24, lines 8-21.
29. Officer Hellman acknowledged Christopher McCammon was only charged with summary Harassment after the November 11th, 2011 incident, as there was only minor redness on the victim’s face and neck and there was no “large, huge fight.” *See id.*, pg. 25, lines 13-24.
30. Officer Hellman spoke with William Mitchell, who had previously told Christopher McCammon he was not allowed on the premises. *See id.*, pg. 29, lines 2-5.
31. Officer Hellman stated the employee who called in the incident characterized the incident as a “large fight.” *See id.*, pg. 31, lines 8-11.

B. Officer Jeffrey Devore, Lawrence Park Township Police Department**i. August 28th, 2011**

32. Officer Devore was patrolling in front of Appellant’s premises at 2:32 a.m. when he observed “several Hispanic individuals yelling and screaming at one another” in the parking lot. *See id.*, pg. 37, lines 3-8.
33. Officer Devore entered the parking lot and numerous individuals started to separate, but were still yelling. *See id.*, pg. 38, lines 23-25.
34. Officer Devore observed a black Chrysler attempting to leave the parking lot, with several individuals trying to stop it; he pulled his police cruiser behind the Chrysler to stop it, and made contact with the driver and passenger. *See id.*, pg. 39, lines 15-21.
35. Officer Devore observed a female driver bleeding from her nose and face area, and both driver and female passenger wanted charges pressed for disorderly conduct. *See id.*, pg. 40, lines 4-21.
36. James Carr, Jr., a security bouncer, stated the females began fighting, and believed one of the female’s husband discarded a kitchen knife near the back door of the premises, which was located by the police. *See id.*, pg. 41, line 20 – pg. 42, line 14.

37. Officer Devore stated he only observed the incident occurring outside in the parking lot of the premises and not inside the premises. *See id.*, pg. 43, lines 2-11.

ii. March 19th, 2012

38. Officer Devore stated he was called to Appellant's premises 12:31 a.m., March 19th, 2012, which was St. Patrick's Day, to respond to a "large fight." *See id.*, pg. 43, line 16 – pg. 44, line 4.

39. Officer Devore observed fifty (50) to seventy-five (75) people outside Appellant's premises causing a disturbance and yelling and screaming at one another, but not physically fighting one another. *See id.*, pg. 44, line 8-11.

40. Officer Devore observed an individual with blood coming out of his mouth and face and a large contusion on his left cheek, who stated he was involved in an altercation inside Appellant's premises with an unknown male, which spilled outside. *See id.*, pg. 45, line 1-13.

41. Office Devore acknowledged no formal charges resulted from either August 28th, 2011 or March 19th, 2012. *See id.*, pg. 47, lines 4-7.

iii. June 17th, 2012

42. Officer Devore stated, around 1:30 a.m., Bernard George asked for an officer to make a presence near Appellant's premises to prevent any trouble in the parking lot. *See id.*, pg. 49, lines 1-9.

43. Officer Devore arrived around 2:00 a.m. and observed several Hispanic females leaving Appellant's premises and yelling at one another; later, two Hispanic males began screaming at each other, at which Officer Devore made contact. *See id.*, pg. 49, lines 14-24.

44. Officer Devore acknowledged the large number of patrons in the parking lot is consistent with the number of patrons exiting Appellant's premises at closing time. *See id.*, pg. 52, lines 7-21.

45. Officer Devore acknowledged all of the patrons in the parking lot were not involved in the actual fighting. *See id.*, pg. 55, lines 5-12.

46. Officer Devore stated the number of incidents involving Hispanic individuals stemmed from "Hispanic Night," held on Appellant's premises, and acknowledged Appellant no longer holds "Hispanic Night." *See id.*, pg. 66, lines 6-14.

47. Office Devore acknowledged eliminating "Hispanic Night" was a good decision for Appellant. *See id.*, pg. 67, lines 2-10.

C. Corporal Noble Brown, Lawrence Park Township Police Department

i. August 28th, 2011

48. Corporal Brown responded to the August 28th, 2011 incident to assist Officer Devore and located the kitchen knife in the back of Appellant's parking lot near the air conditioning unit. *See id.*, pg. 68, lines 8-19.

49. Officer Devore told Corporal Brown the kitchen knife was possibly carried by Jorge Beneficio, who discarded it by the back door; no charges were pressed. *See id.*, pg. 69, lines 1-13.

50. Corporal Brown also located a large quantity of white powder near the back door of Appellant's premises, and believed it to be cocaine with an estimated value of one

thousand, five hundred dollars and 00/100 (\$1,500.00) to two thousand dollars and 00/100 (\$2,000.00). *See id.*, pg. 69, lines 16-20; pg. 71, lines 19-22.

51. Corporal Brown spoke with Van Williams, a bartender, who said he would advise William Mitchell so he could report to the Pennsylvania Liquor Control Board. *See id.*, pg. 73, lines 21-25.
52. Corporal Brown acknowledged he did not field test this white powder to determine whether it was cocaine. *See id.*, pg. 74, lines 8-20.

ii. November 27th, 2011

53. Corporal Brown responded to a shooting at Appellant's premises at 2:08 a.m. *See id.*, pg. 76, lines 11-20.
54. Upon responding, Corporal Brown looked for any type of physical evidence and conducted interviews with people on the scene, including Bernard George and Appellant's employees, such as Van Williams, and Luis Marrero, who were working security. *See id.*, pg. 77, lines 8-23.
55. Corporal Brown was told there were four shots fired, but no one saw the individual who fired the weapon. *See id.*, pg. 78, lines 4-19.
56. Corporal Brown also spoke to Jasmine Watson, who gave a description of a Hispanic male; later, she stated she believed it was "Luis Marrero or someone who fit his description" who fired the shots. *See id.*, pg. 79, lines 3-15.
57. Corporal Brown was unable to determine who fired the shots. *See id.*, pg. 79, lines 19-22.
58. Two casings were found near Appellant's front door and two casings were found on the west side of Appellant's premises in the grass, and said casings belonged to a .25 caliber handgun. *See id.*, pg. 80, lines 5-25.
59. Corporal Brown acknowledged he could not conclude where the shooter was when the shots were fired. *See id.*, pg. 81, lines 13-18.
60. Corporal Brown stated no charges were filed as a result of the shooting. *See id.*, pg. 82, lines 12-13.

D. Officer Scott Baker, Lawrence Park Township Police Department

i. June 5th, 2012

61. Officer Baker was dispatched to a fight at Appellant's premises at 9:50 p.m., and there was much screaming and shouting. *See id.*, pg. 85, lines 15-19.
62. Officer Baker learned an individual drove his motorcycle through Appellant's front doors, dismounted his bike and chased after his girlfriend, a barmaid, who he grabbed by the throat and pushed against the wall. *See id.*, pg. 86, lines 3-25.
63. Officer Kufner spoke to the barmaid, Lucille Anderson, who did not press charges against this individual on the motorcycle, later identified as Leon Frederick Akerly, II, a member of the Iron Wings Motorcycle Gang. *See id.*, pg. 87, line 23 – pg. 88, line 15.
64. Officer Baker spoke to Bernard George, who contributed information to what was described. *See id.*, pg. 89, lines 7-16.
65. Office Kufner filed a misdemeanor Disorderly Conduct and two traffic violations against Mr. Akerly, due to operating a motorcycle with a learner's permit and not wearing protective equipment. *See id.*, pg. 89, lines 19-24.

66. Bernard George had previously contacted the Lawrence Park Township Police Department to inform them that Mr. Akerly may appear at Appellant's premises to "beat up" a female bartender. *See id.*, pg. 92, lines 3-10,
67. Leon Akerly was not barred from the premises, but would be asked to leave if he appeared to be causing problems. *See id.*, pg. 92, lines 11-14.
68. Bernard George asked the Lawrence Park Township Police Department to make extra passes by Appellant's premises due to the possibility of Mr. Akerly causing trouble. *See id.*, pg. 92, lines 17-21.
69. Officer Baker acknowledged there was nothing that Appellant's employees could have done to stop this incident from occurring. *See id.*, pg. 94, lines 5-12.

E. Chief John Morell, Lawrence Park Township Police Department

70. Chief Morell was familiar with the May 12th, 2012 call from Bernard George regarding Mr. Akerly. *See id.*, pg. 95, line 14 – pg. 96, line 3.
71. The Iron Wings Motorcycle Gang is located in Erie, Pennsylvania and has caused numerous issues around Appellant's premises, which was a major reason for the CLA dated November 9th, 2011. *See id.*, pg. 97, line 24 – pg. 98, line 6.
72. Chief Morell stated Appellant's premises was the clubhouse for the Iron Wings, a/k/a "923" for many years prior to the CLA dated November 9th, 2011. *See id.*, pg. 99, lines 18-22.
73. There were many incidents involving the Iron Wings "beating people up, assaulting people, intimidating witnesses, etc., which lead to the characterization of a 'gang'." *See id.*, pg. 101, lines 3-6.
74. Chief Morell indicated the need for an additional patrolman due to the increased number of calls, including from Appellant's premises. *See id.*, pg. 104, 15-25.
75. Chief Morell stated, between 2011 and 2012, the Lawrence Park Township Police Department was "inundated with calls to Appellant's premises," but acknowledged Bernard George "stepped up and took a lead" at Appellant's premises and he has "no issues at this point." *See id.*, pg. 105, lines 17-21.
76. Chief Morell stated the calls his officers responded to at Appellant's premises sometimes involved sixty (60) to seventy-five (75) people, which is "alarming from a management standpoint" and required extra help. *See id.*, pg. 106, 8-14.
77. Chief Morell acknowledged Bernard George is "calling on a regular basis to let Lawrence Park Township Police Department if there was going to be a problem." *See id.*, pg. 108, line 25 – pg. 109, line 3.
78. Regarding the incident on June 5th, 2012, Chief Morell did view a video recording of the incident, but Appellant's video surveillance system was not compatible with DVD; however, Bernard George brought in his equipment and provided a DVD, but said DVD was not compatible with the police department's system. *See id.*, pg. 109, lines 11-18.
79. Chief Morell acknowledged William Mitchell was attending meetings, pursuant to the November 9th, 2011 CLA, but had developed anxiety according to Bernard George; therefore, Chief Morell authorized Bernard George to attend meetings, which was more productive. *See id.*, pg. 109, line 19 – pg. 110, line 13.
80. Chief Morell stated a "barred letter" may have prevented the incident on July 5th,

- 2012 regarding Mr. Akerly, but he could not be absolutely positive and estimated a 50/50 probability. *See id.*, pg. 117, line 18 – pg. 118, line 13.
81. Chief Morell admitted the major reason for an additional officer was for “the general safety of the public,” and was unrelated to Appellant’s premises, which was only one of many reasons. *See id.*, pg. 126, lines 5-15.
 82. Chief Morell stated he has concerns due to Bernard George parting ways with Appellant’s establishment, as Bernard George was the one keeping Appellant in compliance. *See id.*, pg. 131, line 23 – pg. 132, line 1.
 83. Chief Morell acknowledged there have been no fights, no shots fired, no drug activity and no alarming, excessive amounts of people outside the premises within the past year. *See id.*, pg. 133, lines 6-22.
 84. Chief Morell acknowledged Appellant has eliminated “Hispanic Night,” which was the cause of a majority of the disturbances on or near Appellant’s premises. *See id.*, pg. 137, line 13 – pg. 138, line 10.
 85. Chief Morell also acknowledged Appellant prohibited the Iron Wings from wearing their colors or apparel inside Appellant’s premises and, by doing so, eliminated any potential problems with the Iron Wings. *See id.*, pg. 138, lines 11-25.
 86. Chief Morell observed significant improvements to several problems with Appellant’s premises, including adequate lighting, proper security personnel, routine meetings with the Lawrence Park Township Police Department, and people wearing colors; however other issues, including records of patrols, RAMP certification, placement of signs, and video surveillance systems, were either not resolved or unknown to Chief Morell. *See id.*, pg. 144, line 4 – pg. 147, line 17.

F. Bernard A. George, Jr.

87. Bernard George admitted there was a mistake made on the computer-generated renewal forms, and that he is not the official secretary, nor he is an official shareholder or board member of Appellant. *See id.*, pg. 150, lines 1-25.
88. Bernard George admitted he has no pecuniary interest in Appellant. *See id.*, pg. 151, line 24 – pg. 152, line 2.
89. Bernard George related information about the positive evolving improvements Appellant had made. He stated at least ninety (90) percent of the employees are RAMP certified and Appellant is using approved security, has adequate lighting, patrolling the parking lot regularly, attending regular meetings with Chief John Morell, are prominently displaying signs, prohibiting individuals entering with gang colors or symbols of affiliation, and using a video surveillance system, with four (4) cameras retaining thirty (30) days of footage. *See id.*, pg. 152, line 25 – 154, line 21.
90. Bernard George acknowledged he and Appellant’s employees put safety measures in place to eliminate as many problems as they could, but stated it would be impossible to eliminate all problems inside or outside Appellant’s premises. *See id.*, pg. 155, line 24 – pg. 156, line 12.
91. Bernard George stated Appellant’s employees are not permitted to go outside and get involved in altercations, but are instructed to telephone police, which is what they have been doing. *See id.*, pg. 156, lines 14-24.
92. Bernard George recounted that the reason for eliminating “Hispanic Night” was due

- to numerous disturbances. He acknowledged “Hispanic Night” was not worth risking Appellant’s liquor license over, even if Appellant was making a great deal of money from those nights. *See id.*, pg. 157, lines 7-23.
93. Bernard George stated all security personnel are required to wear black shirts with “Security” in white lettering on the front and back of the shirt. *See id.*, pg. 170, lines 7-11.
 94. This Trial Court believes that sending a barred letter to Mr. Akerly would not have prevented the incident on July 5th, 2012. *See id.*, pg. 176, line 23 – pg. 177, line 5.
 95. Prior to his involvement with Appellant, Bernard George was a police officer for fourteen (14) years and worked with the Lansdale Police Department, Wesleyville Police Department, Lawrence Park Township Police Department and Penn State Erie – Behrend College Campus Police. *See id.*, pg. 182, lines 11-18.
 96. Bernard George admitted he has only been “affiliated” with Appellant for the past two (2) years. *See id.*, pg. 187, lines 10-12.
 97. Bernard George stated he was never employed with Appellant and was never paid for helping Appellant. *See id.*, pg. 189, lines 5-14.
 98. Bernard George stated he is a good friend of William Mitchell and simply helped him whenever he could, even though Mr. George has his own business. *See id.*, pg. 190, lines 13-21.

III. Live Testimony heard before the Trial Judge at the Civil De Novo Trial, June 23rd, 2015

A. Ian C. Murray, Esq.

97. Attorney Murray represented Appellant around the year 2012. *See Notes of Testimony, Civil De Novo Trial, 6/23/15, pg. 14, lines 21-23.*
98. Lieutenant Vicos asked Attorney Murray to assist Appellant with its problems, and Attorney Murray had extensive discussions with Chief John Morell, Lawrence Park Township Police Department, and an agent from PA State Police Bureau of Liquor Control Enforcement. *See id.*, pg. 15, lines 7-16.
99. Pursuant to those discussions, all parties drafted a list of issues that needed addressed by Appellant, including fights, scanners, lighting, security, etc. *See id.*, pg. 15, line 17 – pg. 17, line 1.
100. Attorney Murray acknowledged, after the CLA was signed and approved, no one called him regarding further problems and Appellant’s premises were straightened out. *See id.*, pg. 20, lines 1-8.
101. Attorney Murray, along with Appellant, admitted Appellant was out of compliance with the Liquor Laws and, although a CLA was approved, it would take significant time to fully comply with the provisions. *See id.*, pg. 20, line 18 – pg. 21, line 4.
102. Attorney Murray recommended eliminating “Hispanic Night,” a major cause of several disturbances on or near Appellant’s premises. *See id.*, pg. 31, lines 15-22.
103. Attorney Murray acknowledged most of the bikers who frequented Appellant’s establishment were great, except for a couple “boneheads” like Leon Akerly. *See id.*, pg. 32, lines 5-12.
104. Appellant prohibited bikers, biker gangs, etc. inside Appellant’s premises with

- jackets, colors or insignia on, and while it did not take long to turn bikers away, it did take some time before bikers started to come in without jackets, colors or insignia. *See id.*, pg. 32, lines 14-16.
105. Attorney Murray acknowledged the name of the bar changed to the “Turn Around Bar,” as the culture of the bar radically changed and “turned around” over the two (2) years. *See id.*, pg. 32, lines 19-20.
106. Attorney Murray stated there were weekly personal meetings with Chief John Morell, which became to telephone meetings because Appellant was “doing so well and there were no problems at all.” *See id.*, pg. 33, lines 11-19.
107. Attorney Murray stated he worked with the Board to resolve the issues with Appellant, which culminated in the CLA dated November 9th, 2011. *See id.*, pg. 38, lines 22-25.
108. Attorney Murray admitted Appellant had the November 9th, 2011 CLA for six (6) months before requesting a change of several CLA provisions. *See id.*, pg. 39, line 14 – pg. 40, line 3.
109. Attorney Murray stated it was ridiculous to scan the identifications of individuals who were fifty (50) to seventy (70) years old, and the Board agreed to change this provision. *See id.*, pg. 43, lines 3-7.
110. Attorney Murray stated the CLA provision regarding adequate lighting remained the same in the amended CLA so the issue of adequate lighting could be re-addressed by Appellant. *See id.*, pg. 45, lines 3-22.
111. Attorney Murray stated the CLA provision regarding security remained the same in the amended CLA. *See id.*, pg. 46, line 18 – pg. 47, line 2.
112. Attorney Murray stated the CLA provision as to contacting the police for the number of people remained the same in the amended CLA. *See id.*, pg. 47, lines 3-9.
113. Attorney Murray stated the CLA provision regarding security remained the same in the amended CLA. *See id.*, pg. 47, lines 10-20.
114. Attorney Murray stated the CLA provision regarding a barred patron list remained the same in the amended CLA and acknowledged Appellant was retaining a barred patron list. *See id.*, pg. 48, lines 1-12.
115. Attorney Murray stated the CLA provision as to contacting and cooperating with the police remained the same in the amended CLA. *See id.*, pg. 49, lines 4-10.
116. Attorney Murray stated the CLA provision regarding RAMP certification remained the same in the amended CLA, but he was not sure whether Appellant was pushing hard enough on RAMP certification of its employees. *See id.*, pg. 49, line 13 – pg. 50, line 10.
117. Attorney Murray stated the corrective measures of the CLA “would take time to implement, and everyone knew that and accepted that.” *See id.*, pg. 53, lines 19-23.
118. Attorney Murray admitted, as it pertained to the CLA provision regarding monthly meetings with Chief John Morell, it could have been done sooner. *See id.*, pg. 55, lines 21-24.
119. Attorney Murray stated the CLA provision regarding signs prohibiting unlawful activity remained the same in the amended CLA. *See id.*, pg. 56, lines 12-24.
120. Attorney Murray stated the CLA provision regarding individuals on the premises after 2:30 a.m. remained the same in the amended CLA. *See id.*, pg. 57, lines 8-11.

121. Attorney Murray stated the CLA provision regarding gang colors, symbols and affiliation remained the same in the amended CLA. *See id.*, pg. 57, lines 12-19.
122. Attorney Murray admitted if he had been on Appellant’s premises the day the CLA was signed, biker gang members would have been there, as well; however, these gangs have their own clubhouses now. *See id.*, pg. 58, lines 8-13.
123. Attorney Murray stated the CLA provision regarding a video surveillance system remained the same in the amended CLA. *See id.*, pg. 58, lines 19-22.

B. Bernard A. George, Jr.

124. Bernard George stated he was “affiliated” with Appellant and its operator and sole shareholder, William Mitchell, and assisted Appellant in complying with the terms of the November 9th, 2011 and July 11th, 2012 CLA’s. *See id.*, pg. 88, lines 6-14.
125. Bernard George stated, although he accomplished receiving his education and there exists concerns he would not be available on a full-time basis, Bernard George continued to promise to assist William Mitchell with any issues relative to maintaining compliance with the CLA. *See id.*, pg. 89, lines 2-24.
126. Bernard George admitted he is not now and was never actually employed with Appellant. *See id.*, pg. 91, lines 12-20.

CONCLUSIONS OF LAW

Title 47 of the Pennsylvania Consolidated Statutes, also known as the Pennsylvania Liquor Code, governs the manufacturing, sale, and transportation of liquor, alcohol, and malt or brewed beverages in the Commonwealth of Pennsylvania. *See 47 Pa. C. S. § 1-104(c)*. Specifically, Article IV of the Pennsylvania Liquor Code governs licenses and regulations pertaining to liquor, alcohol, and malt and brewed beverages.

Renewal of a licensee’s liquor license is not an automatic procedure. *See U.S.A. Deli, Inc. v. Pennsylvania Liquor Control Bd.*, 909 A.2d 24 (Pa. Commw. Ct. 2006). Section 4-470(a.1) grants the Pennsylvania Liquor Control Board the authority to refuse to renew a liquor license under these circumstances:

- 1) If the licensee, its shareholders, directors, officers, association members, servants, agents or employees have violated any of the laws of this Commonwealth or any of the regulations of the board;
- 2) If the licensee, its shareholders, directors, officers, association members, servants, agents or employees have one or more adjudicated citations under this or any other license issued by the board or were involved in a license whose renewal was objected to by the Bureau of Licensing under this section;
- 3) If the licensed premises no longer meets the requirements of this act or the board’s regulations; or
- 4) Due to the manner in which this or another licensed premises was operated while the licensees, its shareholders, directors, officers, association members, servants, agents or employees were involved with that license. When considering the manner in which this or another licensed premises was being operated, the Board may consider activity that occurred on or about the licensed premises or in areas under the licensee’s control if the activity occurred when the premises was open for

operation and if there was a relationship between the activity outside the premises and the manner in which the licensed premises was operated. The Board may take into consideration whether any substantial steps were taken to address the activity occurring on or about the premises.

47 Pa. C. S. § 4-470(a.1).

When an appeal is taken from a Board decision, pursuant to 47 Pa. C. S. §4-464, a trial court hears the matter *de novo* and fashions its own Trial Court Findings of Fact and Conclusions of Law. *See Goodfellas, Inc. v. Pennsylvania Liquor Control Board*, 921 A.2d 559, 565 (Pa. Commw. Ct. 2007) (citing *Two Sophia's, Inc. v. Pennsylvania Liquor Control Board*, 799 A.2d 917, 919 (Pa. Commw. Ct. 2002)). A trial court must receive the record of the proceedings below, if offered, and may hear new evidence. *See id.* A trial court may make its own Findings of Fact and reach its own Conclusions of Law based on those Findings of Fact, even when the evidence it hears is substantially the same as the evidence presented to the Board. *See Pennsylvania Liquor Control Board v. Bartosh*, 730 A.2d 1029, 1032 (Pa. Commw. Ct. 1999). A trial court may **reverse** the Board's decision to deny a license renewal where its Findings are supported by substantial evidence in the record as a whole. *See BCLT, Inc. v. Pennsylvania Liquor Control Board*, 2015 Pa. Commw. LEXIS 281 (Pa. Commw. Ct. 2015) [emphasis added].

By letter dated July 16, 2013, the Board objected to the renewal of Appellant's liquor license and based its objections upon (1) Appellant's breach of the CLA entered into on November 9th, 2011 and amended on July 11th, 2012; (2) Appellant's adjudicated citation history; (3) eight (8) incidents occurring on or near Appellant's premises; and (4) the Board not being convinced that William Mitchell was the only entity with a pecuniary interest in Appellant. *See Respondent's Exhibit 5, sub-Exhibit B-3*. In the instant case, this Trial Court finds and concludes the Board erred in refusing to renew Appellant's liquor license, in view of the following distinct bases:

1. Appellant's Conditional Licensing Agreement ("CLA") and Alleged Breaches Thereof

On November 9th, 2011, the Board approved a Conditional Licensing Agreement ("CLA"), which Appellant entered into on November 2nd, 2011, and Appellant's liquor license was renewed subject to the following conditions: (a) Appellant was to use a "transaction scan device" to scan all patron's identifications; (b) Appellant was to maintain adequate lighting inside and outside of the premises; (c) Appellant was to employ one (1) security guard for events of thirty (30) or more people and two (2) security guards for events for fifty (50) or more people; (d) Appellant was to notify the Lawrence Park Township Police Department if thirty (30) or more people are within the premises; (e) Appellant was to patrol the exterior once per hour between 9:00 p.m. and closing; (f) Appellant was to maintain a "barred patrons" list; (g) Appellant was to contact and cooperate with police in the event of a disturbance; (h) Appellant was to obtain Responsible Alcohol Management Provisions ("RAMP) certification; (i) Appellant was to initiate and attend regular monthly meetings with the Lawrence Park Township Police Department; (j) Appellant was to hold its license in safekeeping in the event of two (2) or more citations of one thousand dollars and 00/100 (\$1,000.00) or more in any two (2) year licensing term; (k) Appellant was to display four (4) signs regarding tolerance

of unlawful activity; (l) Appellant was not to allow patrons on the premises between 2:30 a.m. and 7:00 a.m.; (m) Appellant was to prohibit entry of individuals wearing colors or symbols associated with gang activity; and (n) Appellant was to maintain a three [3] camera video surveillance system. *See Respondent's Exhibit 5, sub-Exhibit B-4.*¹

Appellant received three (3) separate citations; each alleging Appellant breached various provisions of the CLA. First, Citation 12-0584, issued on April 23rd, 2012, alleged Appellant (1) did not scan all patrons' identifications using a "transaction scan device;" (2) did not employ security personnel from a reputable professional security firm; (3) did not prominently display signs stating unlawful activity will not be tolerated; and (4) did not refuse entry to individuals exhibiting colors or symbols relation to gang activity. *See Respondent's Exhibit 5, sub-Exhibit B-6.*

Second, Citation 12-0522, issued on March 30th, 2012, alleged Appellant (1) did not have adequate lighting outside of Appellant's premises in the parking lot; (2) did not employ security personnel from a reputable professional security firm and wearing clothing identifying them as "security;" (3) did not record the date, time and personnel conducting patrols of Appellant's premises; (4) did not complete RAMP certification by the deadline of February 8, 2012; (5) did not contact and attend monthly meetings with the Lawrence Park Township Police Department; and (6) did not prominently display signs stating unlawful activity will not be tolerated. *See id.*

Finally, Citation 12-0054, issued on January 23rd, 2012, alleged Appellant (1) did not employ security personnel from a reputable professional security firm; (2) did not contact and attend monthly meetings with the Lawrence Park Township Police Department; (3) did not refuse entry to individuals exhibiting colors or symbols relation to gang activity; and (4) did not maintain a video surveillance system with three (3) security cameras and provide the recordings when requested. *See id.*

These citations alleging Appellant's breach of the CLA, standing alone, can be reason enough for the Board to deny renewal of Appellant's liquor license, as "failure by an applicant to adhere to a Conditional Licensing Agreement will be sufficient cause to form the basis for a citation under section 471 and for the nonrenewal of the license." *See 47 P.S. §4-470(a)*. However, a trial court may consider corrective or remedial measures taken by a licensee in determining whether said corrective measures warrant renewal of a liquor license, and is free to consider the corrective measures a licensee implements in response to its citations and substitute its discretion for that of the Pennsylvania Liquor Control Board in determining that those corrective measures warranted the renewal of the licensee's license. *See Becker's Café v. Pennsylvania Liquor Control Board*, 67 A.3d 885, 893 (Pa. Commw. Ct. 2013).

Ian C. Murray, Esq., former counsel for Appellant, provided credible testimony. Attorney Murray stated he was counsel for Appellant when the original CLA was implemented. *See N.T., Civil De Novo Trial, 6/23/2015, pg. 15, line 17 – pg. 17, line 1*. Attorney Murray also stated although the CLA was approved by the Board on November 9th, 2011, changes would not happen overnight and it was understood that it would take significant time to comply

¹ By request of Appellant, the November 9th, 2011 CLA was amended as follows: Paragraph A was amended to require scanning of identifications for all individuals forty (40) years of age or younger, and Paragraph H was amended to require Appellant to remain compliant with RAMP certifications.

with the provisions. *See id.*, pg. 20, line 18 – pg. 21, line 4. However, Attorney Murray acknowledged Appellant did eliminate “Hispanic Night,” as it was a major cause of several disturbances on or near Appellant’s premises. *See id.*, pg. 31, lines 15-22. Attorney Murray also acknowledged Appellant did begin prohibiting bikers, biker gangs, etc. inside the premises with jackets, colors or insignia, although it took some time before individuals started to come in without jackets, colors or insignia. *See id.*, pg. 32, lines 2-16. These remedial measures were significant steps in correcting the problems Appellant was previously having and supports renewal of Appellant’s liquor license.

More significant, however, was the credible testimony of Bernard A. George, Jr. Mr. George stated he was a police officer for fourteen (14) years and worked with the Lansdale Police Department, Wesleyville Police Department, Lawrence Park Township Police Department and Penn State Erie – Behrend College Campus Police. *See N.T., Administrative Hearing, 9/10/13, pg. 182, lines 11-18.* Mr. George was proud of his accomplishment of obtaining at least ninety (90) percent of Appellant’s employees as RAMP certified and Appellant is using approved security; has adequate lighting; patrolling the parking lot regularly; attending regular meetings with Chief Morell; are prominently displaying signs; prohibiting individuals entering with gang colors or symbols of affiliation; and using a video surveillance system; with four (4) cameras and which retains thirty (30) days of footage. *See id.*, pg. 152, line 25 – 154, line 21. Hearing Examiner John A. Mulroy, Esq., found Mr. George’s testimony credible regarding compliance with the CLA. The CLA indicates not only that substantial remedial measures were taken to become compliant with the Liquor Code, but also indicates Appellant’s willingness to remain compliant with the Liquor Code. These “significant improvements” supports renewal of Appellant’s liquor license. *See Recommended Opinion of Hearing Examiner John A. Mulroy, Esq., pg. 16.*

Finally, Chief John Morell, Lawrence Park Township Police Department, also supports the substantial remedial measures taken by Appellant. Chief Morell admitted numerous problems surrounding Appellant, but emphatically stated Bernard George “stepped up and took a lead” at Appellant’s premises and there have been no issues since 2013. *See id.*, pg. 105, lines 17-21. Hearing Examiner John A. Mulroy, Esq., also found Chief Morell’s testimony credible regarding Appellant’s substantial remedial measures and concluded “the most important factor appears to be the level of cooperation that took place between Mr. George and Chief Morell.” This Trial Court concludes the credible and candid testimony of both Bernard George and Chief John Morell supports renewal of Appellant’s liquor license.

2. Appellant’s Citation History

Between March of 2001 and April of 2012, Appellant has received twelve (12) adjudicated citations²:

- a. Citation 11-1314, issued on July 27th, 2011, contained one count of sale of alcoholic beverages between 2:00 a.m. and 7:00 a.m.; one count of failure to require patrons to vacate premises not later than one-half (1/2) hour after cessation of service of alcoholic beverages; and one count of permitting patrons to possess and/or remove

² Citations 12-0584, 12-0522 and 12-0054 each contained one count of failure to adhere to the Conditional Licensing Agreement and were addressed above.

- alcoholic beverages from the premises;
- b. Citation 11-0990, issued on June 8th, 2011, contained one count of sale, furnishing or providing alcoholic beverages to minors;
 - c. Citation 11-0768, issued on June 3rd, 2011, contained one count of noisy and/or disorderly operation and one count of recklessly endangering another person;
 - d. Citation 06-1840, issued on August 11th, 2006, contained one count of sale, furnishing or providing alcoholic beverages on Sunday after 2:00 a.m.; one count of failing to require patrons to vacate the premises not later than one-half (1/2) hour after cessation of service of alcoholic beverages; and one count of permitting patrons to possess and/or remove alcoholic beverages from the premises;
 - e. Citation 03-1165, issued on July 11th, 2003, contained one count of use of loudspeakers whereby the sound of music or other entertainment could be heard outside;
 - f. Citation 02-0690, issued on April 12th, 2002, contained one count of failing to require patrons to vacate the premises not later than one-half (1/2) hour after cessation of service of alcoholic beverages and one count of permitting patrons to possess and/or remove alcoholic beverages from the premises;
 - g. Citation 01-1924, issued on September 20th, 2002, contained one count of transporting malt or brewed beverages in a vehicle not registered with the Pennsylvania Liquor Control Board;
 - h. Citation 01-0666, issued on April 6th, 2001, contained one count of refusing to allow Liquor Enforcement officers the right to inspect completely the entire premises at the time the premises were open for transaction of business and one count of failing to require patrons to vacate the premises not later than one-half (1/2) hour after cessation of service of alcoholic beverages; and
 - i. Citation 01-0485, issued on March 19th, 2001, contained one count of fortified, adulterated and/or contaminated liquor.

See Respondent's Exhibit 5, sub-Exhibit B-6. These adjudicated citations, standing alone, can be reason enough for the Board to deny renewal of Appellant's liquor license. *See 47 Pa. C. S. § 4-470(a.1)(2)* (the Board may deny renewal of a liquor license if the licensee, its shareholders, directors, officers, association members, servants, agents or employees have one or more adjudicated citations); *see also St. Nicholas Greek Catholic Russian Aid Society v. Pennsylvania Liquor Control Board*, 41 A.3d 953, 959 (Pa. Commw. Ct. 2012) (reinforcing the proposition that even a single past citation is sufficient to support the Board's decision to deny renewal of a liquor license, and the Board may consider a licensee's entire citation history to determine whether a pattern emerges and may consider all past Liquor Code violations, no matter when they occurred). However, a trial court is permitted to consider the corrective measures a licensee took in response to its citations, and to substitute its discretion for that of the Board in determining that those corrective measures warranted the renewal of Licensee's license. *See Goodfellas, Inc.*, 921 A.2d 559, 566 (Pa. Commw. Ct. 2007).

This Trial Court notes all of the above-referenced Liquor Code citations, with the exception of Citations 12-0584, 12-0522 and 12-0054, occurred **before** Appellant and the Board entered into the CLA on November 9th, 2011. After Appellant and the Board entered into the CLA on November 9th, 2011, no further violations were issued such as those enumerated in the

above-referenced citations. Therefore, this Trial Court concludes the implementation of the November 9th, 2011 CLA was indeed an effective corrective measure utilized to prevent further violations of the Liquor Code.

Pertaining to Citations 12-0584, 12-0522 and 12-0054 (regarding Appellant's failure to adhere to the provisions of the CLA, addressed above), the credible and candid testimony of both Bernard A. George, Jr. and Chief John Morell, Lawrence Park Township Police Department, again demonstrates the corrective measures taken by Appellant and the lack of problems thereafter. Bernard George has indicated clearly that nearly all of Appellant's employees are RAMP certified; Appellant is using approved security; Appellant has adequate lighting; Appellant's employees are patrolling the parking lot regularly; Appellant is attending regular meetings with Chief Morell; Appellant is prominently displaying signs prohibiting individuals entering with gang colors or symbols of affiliation; and Appellant is using a video surveillance system, with four (4) cameras retaining thirty (30) days of footage. *See N.T., Administrative Hearing, pg. 152, line 25 – pg. 154, line 21.* In addition, Chief Morell credibly acknowledged Mr. George's positive involvement with Appellant, stating Bernard George "stepped up and took a lead" at Appellant's premises and he has "no issues at this point." *See id., pg. 105, lines 17-21.* Consideration of the corrective measures taken by Appellant, with the able and effective help of Bernard A. George, Jr., and the credible and candid testimony of both Mr. George and Chief Morell supports renewal of Appellant's liquor license.

3. Incidents and/or Disturbances On or Near Appellant's Premises.

Between August of 2011 and June of 2012, eight (8) reported incidents occurring on or near Appellant's premises:

- a. Officer Scott Hellman, Lawrence Park Township Police Department, was dispatched to Appellant's premises for a "large fight" on August 26th, 2011. Officer Hellman learned a large, black female, who had been previously removed from the premises, re-entered and tried to strike Bernard George and another individual, identified as Richard Hartleb. The female was once again removed from the premises. No formal charges were filed. *See id., pgs. 7-18;*
- b. Officer Hellman was also dispatched to Appellant's premises for a "large fight" on November 12th, 2011. Officer Hellman learned that an individual, Christopher McCammon, entered Appellant's premises and struck another individual, identified as Van Williams. According to Bernard George, Christopher McCammon was not permitted on Appellant's property at the time of the incident. Christopher McCammon was charged with summary Harassment and pled guilty. *See id., pgs. 19-31;*
- c. Officer Jeffrey Devore, Lawrence Park Township Police Department, was patrolling Appellant's premises on August 28th, 2011 when he observed several Hispanic individuals arguing. Officer Devore observed a female bleeding from her nose and face. A charge of Disorderly Conduct was filed against another female, but was ultimately dismissed. *See id., pgs. 37-43;*
- d. Officer Devore was also dispatched to Appellant's premises for a "large fight" on March 19th, 2012. Officer Devore observed a large group of people outside arguing and discovered a male with blood coming out of his mouth and face. No formal

- charges were filed. *See id.*, pgs. 43-47;
- e. Officer Devore, by request of Bernard George, was asked to patrol Appellant's premises on June 17th, 2012. During his patrol, Officer Devore observed several Hispanic females arguing. No formal charges were filed. *See id.*, pgs. 49-67;
 - f. Corporal Noble Brown, Lawrence Park Township Police Department, was called to assist Officer Jeffrey Devore regarding the August 28th, 2011 incident. During his investigation, Corporal Brown discovered a large kitchen knife and a large quantity of cocaine near the rear of Appellant's premises. No formal charges were filed. *See id.*, pgs. 68-74;
 - g. Corporal Brown was also dispatched to Appellant's premises for a shooting on November 27th, 2011. Corporal Brown investigated the incident, searched for physical evidence and spoke to several individuals. Numerous individuals heard the shots fired, but no one saw the individual who fired the shots. No formal charges were filed. *See id.*, pgs. 76-82; and
 - h. Officer Scott Baker, Lawrence Park Township Police Department, was dispatched to Appellant's premises for a "large fight" on June 5th, 2012. Officer Baker learned an individual, Leon Frederick Akerly, II, drove his motorcycle through Appellant's front doors and attacked his girlfriend, Lucille Anderson, a barmaid. Mr. Akerly was not barred from the premises, but was advised he would not be welcomed. Mr. Akerly was charged with misdemeanor Disorderly Conduct and two traffic violations. *See id.*, pgs. 85-94.

These incidents on or near Appellant's premises, standing alone, can be reason enough for the Board to deny renewal of Appellant's liquor license. *See 47 P.S. §4-470(a.1)(4)* (the Board, in deciding whether to renew a liquor license, may consider activity that occurred on or about the licensed premises or in areas under the licensee's control). However, a trial court, similar to the Board, may take into consideration whether any substantial steps were taken to address the activity occurring on or about the premises. *See id.* Furthermore, although a licensee is required to take substantial affirmative measures to prevent misconduct, a licensee is not required to do everything possible to prevent criminal activity on the premises, act as its own police force or close its business. *See I.B.P.O.E. of West Mount Vernon Lodge 151 v. Pennsylvania Liquor Control Board*, 969 A.2d 642, 651 (Pa. Commw. Ct. 2009).

A major cause of the incidents on or near Appellant's premises was "Hispanic Night." In order to alleviate any further problems on or near the premises, Appellant chose to eliminate "Hispanic Night." This pivotal act by Appellant, in and of itself, was a significant step to prevent further incidents, even at the cost of Appellant's financial business. Bernard George acknowledged the reason for eliminating "Hispanic Night" was due to numerous disturbances and its continuance would not be worth risking Appellant's liquor license, even if Appellant was making a great deal of money from those nights. *See N.T., Administrative Hearing, 9/10/13, pg. 157, lines 7-23.* Officer Jeffrey Devore stated the number of incidents involving Hispanic individuals stemmed from "Hispanic Night," held on Appellant's premises, and Officer Devore acknowledged Appellant made the prudent decision in discontinuing "Hispanic Night." *See id.*, pg. 66, lines 6-14; pg. 67, lines 2-10.

Another cause of the incidents on or near Appellant's premises was the "Iron Wings Motorcycle Club," whose members had frequently used Appellant's premises as their

clubhouse. However, the implementation of the November 9th, 2011 CLA, including its provision prohibiting individuals wearing gang colors or symbols from entering the premises, has alleviated a number of incidents regarding the “Iron Wings.”

This Trial Court notes that, of the eight (8) incidents occurring on or near Appellant’s premises, only three (3) of the incidents resulted in formal criminal charges being filed. Furthermore, at the time of each incident, Appellant and its employees followed proper procedures and immediately telephoned the Lawrence Park Township Police Department. In fact, due to increased concerns, Bernard George even requested the Lawrence Park Township Police Department to make extra patrol passes to monitor Appellant’s premises. This example of a licensee being aware of criminal activity occurring on or near its premises, instead of turning a blind eye to said activity, is admirable as Appellant took a positive stance, became involved with the local police department, and effectively exercised the highest of efforts to prevent further criminal activity. Chief Morell has acknowledged that, since these “substantial affirmative steps” have been taken by Appellant, there have been “no fights, no shots fired, no drug activity and no alarming, excessive amounts of people outside the premises” since 2013. *See id.*, pg. 133, lines 6-22. These substantial affirmative steps taken by Appellant in regards to the incidents occurring on or near Appellant’s premises support renewal of Appellant’s liquor license.

4. Pecuniary Interest of Bernard George and Mary Mitchell

In its letter dated July 16th, 2013, the Board, as part of its objections to the renewal of Appellant’s liquor license, stated:

The Board is not convinced that the licensee and sole corporate officer William Mitchell are the only entities with a pecuniary interest in this license, in that the renewal application for the period beginning August 1st, 2013 was signed by Mary Mitchell with the titles of Manager and Steward and Bernard George with the title of Secretary, and that each may have an interest, in violation of Section 404 of the Pennsylvania Liquor Code (47 P.S. Section 4-404).

See Respondent’s Exhibit 5, sub-Exhibit B-3. However, at the Administrative Hearing on September 10th, 2013, Bernard George credibly admitted he is not the official secretary, nor is he an official shareholder or board member of Appellant, and has no pecuniary interest whatsoever in Appellant. *See id.*, pg. 150, lines 1-25; pg. 151, line 24 – pg. 152, line 2. Bernard George credibly testified that the discrepancy was caused by a mistake in completing the computer-generated forms. *See id.*, pg. 150, lines 5-14. However, on the Application Addendum for Renewal of License/Permit, William Mitchell signed as Applicant/Licensee, with a title of “Owner/Manager,” and Mary Mitchell also signed as Applicant/Licensee, with no title listed. *See Respondent’s Exhibit 5, sub-Exhibit B-1.* Therefore, based upon the Application Addendum filed by William Mitchell and the credible testimony of Bernard George, this Trial Court concludes William Mitchell is the only individual with a pecuniary interest in Appellant and, as such, this clerical error should not bar renewal of Appellant’s liquor license.

For all of the foregoing reasons, this Court enters the following Order:

ORDER

AND NOW, to wit, this 18th day of September, 2015, after thorough consideration of the entire record regarding Petitioner's request for this Court to reverse the Pennsylvania Liquor Control Board's decision not to renew Appellant's liquor license, including, but not limited to, the testimony and evidence presented during the hearings held September 10th, 2013 and June 23rd, 2015, as well as an independent review of the relevant statutory and case law and all counsels' submissions, including their proposed Findings of Fact and Conclusions of Law, as well as stipulations of fact and exhibits, it is hereby **ORDERED, ADJUDGED AND DECREED** that the instant appeal is **GRANTED** consistent with this Trial Court's Findings of Fact and Conclusions of Law set forth above. The Order of the Pennsylvania Liquor Control Board dated June 4th, 2014 denying Appellant's request to renew its liquor license is hereby **REVERSED**.

BY THE COURT:

/s/ Stephanie Domitrovich, Judge

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**ACTION TO QUIET TITLE
IN THE COURT OF COMMON
PLEAS OF ERIE COUNTY,
PENNSYLVANIA**

CUPPADOH, LLC, Plaintiff
v.
FREDA M. BECKWITH and the
heirs, administrators, personal
representatives, and all persons
claiming by, through, and under
FREDA M. BECKWITH,
Defendants

CIVIL ACTION
NO. 13546-2015

NOTICE

To: Freda M. Beckwith and the
heirs, administrators, personal
representatives, and all persons
claiming by, through, and under
Freda M. Beckwith
Plaintiff is the owner of the property
situate in the City of Erie, County
of Erie, and Commonwealth of
Pennsylvania bearing Tax Index
Number (18) 5003-108. The
defendants may have some interest
in the above described property.
Plaintiff has filed this action to quiet
title to the property and seeks to bar
the defendants from ever asserting
any right, title, interest, lien or claim
against the property.

NOTICE

You have been sued in court. If you
wish to defend, you must enter a
written appearance personally or by
attorney and file your defenses or
objections in writing with the court
within twenty (20) days of the date
this notice is published. You are
warned that if you fail to do so the
case may proceed without you and
a judgment may be entered against
you without further notice for the
relief requested by the Plaintiff. You
may lose money or property or other
rights important to you.
YOU SHOULD TAKE THIS PAPER
TO YOUR LAWYER AT ONCE. IF
YOU DO NOT HAVE A LAWYER,
GO TO OR TELEPHONE THE
OFFICE SET FORTH BELOW.
THIS OFFICE CAN PROVIDE
YOU WITH INFORMATION
ABOUT HIRING A LAWYER.
IF YOU CANNOT AFFORD TO
HIRE A LAWYER, THIS OFFICE
MAY BE ABLE TO PROVIDE YOU
WITH INFORMATION ABOUT

AGENCIES THAT MAY OFFER
LEGAL SERVICES TO ELIGIBLE
PERSONS AT A REDUCED FEE
OR NO FEE.

Lawyer Referral
& Information Service
PO Box 1792
Erie, PA 16507
(814) 459-4411

Jenna Bickford, Esquire
MacDonald, Illig, Jones &
Britton LLP
100 State Street, Suite 700
Erie, Pennsylvania 16507-1498
(814) 870-7762
Attorneys for Plaintiff Cuppadoh, LLC
Jan. 15

INCORPORATION NOTICE

Notice is hereby given that on
September 16, 2015, Articles of
Incorporation were filed with the
Department of State for BEST
ASIAN FOOD CORP, a corporation
organized under the provisions of the
Pennsylvania Business Corporation
Law of 1988, effective October 1,
1989, for the purpose of engaging
in all lawful business for which
corporations may be incorporated
under said act.

Jan. 15

INCORPORATION NOTICE

Notice is hereby given that Articles
of Incorporation-Nonprofit were
filed in the Department of State of
the Commonwealth of Pennsylvania
for Iglesia Pentecostes Casa Del
Alfaro, Inc. This Corporation is
incorporated under the provisions
of the Pennsylvania Non-Profit
Corporation Law of 1988, as
amended.

Jan. 15

INCORPORATION NOTICE

Notice is hereby given that La Casa
Criolla, Inc. has been incorporated
under the provisions of the
Pennsylvania Business Corporation
Law of 1988, as amended.
Richard A. Blakely, Esquire
2701 Evanston Avenue, Suite 100
Erie, PA 16506

Jan. 15

INCORPORATION NOTICE

Notice is hereby given that Millcreek
Lady Trojans Basketball has been
incorporated under the provisions
of the Nonprofit Corporation Law of
1988, exclusively for the charitable
purpose of establishing, operating,
maintaining, and supporting a
basketball training organization. The
Articles of Incorporation were filed
with the Pennsylvania Department of
State on December 21, 2015.
Matthew B. Wachter, Esquire
MacDonald, Illig, Jones &
Britton LLP
100 State Street, Suite 700
Erie, Pennsylvania 16507-1459
Jan. 15

INCORPORATION NOTICE

Notice is hereby given that Pericles,
Inc. has been incorporated under
the provisions of the Pennsylvania
Business Corporation Law of 1988.
Ralph R. Riehl, III, Esquire
2580 West 8th Street
Erie, PA 16505

Jan. 15

LEGAL NOTICE

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
IN THE COURT OF COMMON
PLEAS OF ERIE COUNTY,
PENNSYLVANIA
CIVIL ACTION – LAW
CITIFINANCIAL SERVICING
LLC, Plaintiff
vs.

UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, AND
ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST
FROM OR UNDER GLADYS
CARNIEWSKI A/K/A GLADYS
A. CARNIEWSKI, DECEASED,
Defendant
COURT OF COMMON PLEAS
CIVIL DIVISION
ERIE COUNTY
No. 12899-2015

NOTICE

To UNKNOW HEIRS,
SUCCESSORS, ASSIGNS, AND
ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST
FROM OR UNDER GLADYS

**CARNIEWSKIA/K/A GLADYSA.
CARNIEWSKI, DECEASED**

You are hereby notified that on October 12, 2015, Plaintiff, CITIFINANCIAL SERVICING LLC, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of ERIE County Pennsylvania, docketed to No. 12899-2015. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 5924 SHEPARD DRIVE, A/K/A 5924 SHEPARD ROAD, ERIE, PA 16509-4144 whereupon your property would be sold by the Sheriff of ERIE County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

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

Notice to Defend:

Lawyer Referral &
Information Service
P.O. Box 1792
Erie, PA 16507

Telephone (814) 459-4411

Jan. 15

LEGAL NOTICE

**ATTENTION: DUANE KEITH
CAMPBELL**

**INVOLUNTARY TERMINATION
OF PARENTAL RIGHTS**

**IN THE MATTER OF THE
ADOPTION OF MINOR
FEMALE CHILD K.A.E**

DOB: OCTOBER 21, 2013

MINOR FEMALE CHILD A.L.C

DOB: DECEMBER 16, 2009

MINOR MALE CHILD K.K.C

DOB: JANUARY 6, 2011

**BORN TO: KATIE LYNN
ELLSWORTH**

69 A – B IN ADOPTION 2015

If you could be the parent of the above mentioned child, at the instance of Erie County Office of Children and Youth you, laying aside all business and excuses whatsoever, are hereby cited to be and appear before the Orphan's Court of Erie County, Pennsylvania, at the Erie County Court House, Judge Robert A. Sambroak, Jr. Court Room No. 217-I, City of Erie on February 12, 2016, at 9:30 a.m. and there show cause, if any you have, why your parental rights to the above child should not be terminated, in accordance with a Petition and Order of Court filed by the Erie County Office of Children and Youth. A copy of these documents can be obtained by contacting the Erie County Office of Children and Youth at (814) 451-7740.

Your presence is required at the Hearing. If you do not appear at this Hearing, the Court may decide that you are not interested in retaining your rights to your children and your failure to appear may affect the Court's decision on whether to end your rights to your child. You are warned that even if you fail to appear at the scheduled Hearing, the Hearing will go on without you and your rights to your child may be ended by the Court without your being present.

You have a right to be represented at the Hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer, or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help.

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

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

Jan. 15

LEGAL NOTICE

**ATTENTION: KATIE LYNN
ELLSWORTH**

**INVOLUNTARY TERMINATION
OF PARENTAL RIGHTS**

**IN THE MATTER OF THE
ADOPTION OF MINOR
FEMALE CHILD K.A.E**

DOB: OCTOBER 21, 2013

MINOR FEMALE CHILD A.L.C

DOB: DECEMBER 16, 2009

MINOR MALE CHILD K.K.C

DOB: JANUARY 6, 2011

69 A – B IN ADOPTION 2015

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of Court filed by the Erie County Office of Children and Youth. A copy of these documents can be obtained by contacting the Erie County Office of Children and Youth at (814) 451-7740.

Your presence is required at the Hearing. If you do not appear at this Hearing, the Court may decide that you are not interested in retaining your rights to your children and your failure to appear may affect the Court's decision on whether to end your rights to your child. You are warned that even if you fail to appear at the scheduled Hearing, the Hearing will go on without you and your rights to your child may be ended by the Court without your being present.

You have a right to be represented at the Hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer, or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help.

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

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

Jan. 15

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SHERIFF SALES

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

**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 to 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
Mattleman, 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. 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 Tamura
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
Tamura P. Caskey
Amount Due: \$145,389.76
Joseph Ramsey a/k/a Joseph D.
Ramsey, Tamura P. Ramsey a/k/a
Tamura 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 Skal
Amount Due: \$29,155.58
Matthew P. Skal a/k/a Matthew Skal,
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. 33rd 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 unremarried, 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 situate 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 Stadler, formerly Joseph Muench; thence northwardly, parallel with the property line now or formerly of Stadler-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, 1

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
MARNIA 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. Vitti, 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 ELLA E. 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, Mortgagor and Known Surviving Heir of Lesley S. Burrows, Deceased Mortgagor and Real Owner, David A. Burrows, Known Surviving Heir of Lesley S. Burrows, Deceased Mortgagor and Real Owner, Janice M. Kirksey, Known Surviving Heir of Lesley S. Burrows, Deceased Mortgagor and Real Owner, Kathleen Hurtado Burrows, Known Surviving Heir of Lesley S. Burrows, Deceased Mortgagor and Real Owner, Lesley S. J. Burrows, Known Surviving Heir of Lesley S. Burrows, Deceased Mortgagor and Real Owner and Unknown Surviving Heirs of Lesley S. Burrows, Deceased Mortgagor 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, Mortgagor and Known Surviving Heir of Lesley S. Burrows, Deceased Mortgagor and Real Owner, David A. Burrows, Known Surviving Heir of Lesley S. Burrows, Deceased Mortgagor and Real Owner, Janice M. Kirksey, Known Surviving Heir of Lesley S. Burrows, Deceased Mortgagor and Real Owner, Kathleen Hurtado Burrows, Known Surviving Heir of Lesley S. Burrows, Deceased Mortgagor and Real Owner, Lesley S. J. Burrows, Known Surviving Heir of Lesley S. Burrows, Deceased Mortgagor and Real Owner and Unknown Surviving Heirs of Lesley S. Burrows, Deceased Mortgagor 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 Mortgagor and Real Owner and Michael Hoover-Buzzard, Co-Executor of the Estate of Samuel L. Buzzard, Deceased Mortgagor 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 Mortgagor and Real Owner and Michael Hoover-Buzzard, Co-Executor of the Estate of Samuel L. Buzzard, Deceased Mortgagor 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 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, 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

**AUDIT LIST
NOTICE BY
KENNETH J. GAMBLE**

**Clerk of Records,
Register of Wills and Ex-Officio Clerk of
the Orphans' Court Division, of the
Court of Common Pleas of Erie County, Pennsylvania**

The following Executors, Administrators, Guardians and Trustees have filed their Accounts in the Office of the Clerk of Records, Register of Wills and Orphans' Court Division and the same will be presented to the Orphans' Court of Erie County at the Court House, City of Erie, on **January 25, 2016** and confirmed Nisi.

February 18, 2016 is the last day on which Objections may be filed to any of these accounts.

Accounts in proper form and to which no Objections are filed will be audited and confirmed absolutely. A time will be fixed for auditing and taking of testimony where necessary in all other accounts.

2016 ESTATE

ACCOUNTANT

ATTORNEY

- | | | | |
|----|---|---|-----------------------------|
| 1. | Roma T. Whitecotton, a/k/a
Romualda Bolakowska Whitecotton
a/k/a Roma Whitecotton | Teresa Mientkiewicz, Administratrix | Thomas S. Kubinski, Esquire |
| 2. | Carol Zeelsdorf, a/k/a
Carol Ann Zeeldorf | Sandra R. Kreger and
Robert Whitney, Co-Administrators | Gary H. Nash, Esquire |

KENNETH J. GAMBLE
Clerk of Records
Register of Wills &
Orphans' Court Division

Jan. 15, 22

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**BAKER, MARJORIE DOWNING, a/k/a MARJORIE D. BAKER, deceased**

Late of the City of Erie, Erie County, PA

Executor: Douglas E. Baker, c/o 120 West 10th Street, Erie, PA 16501

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

DONAHUE, BEVERLY L., deceased

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

Executrix: Deborah G. Morgan, c/o Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506-4508

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

GARDNER, BOYD, deceased

Late of the Township of Waterford, Erie County, Pennsylvania

Executor: Carrie Robinson, c/o Martone and Peasley, 150 West Fifth Street, Erie, Pennsylvania 16507

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

HUBER, NELLIE, deceased

Late of Millcreek Township, PA
Executor: Lois Huber Ross, 2103 Hershey Road, Erie, PA 16509

Attorney: John F. Meck, Esq., Eckert Seamans Cherin & Mellott LLC, 600 Grant St., 44th Flr., Pittsburgh, PA 15219

LOESEL, LOUISE K., deceased

Late of the City of Erie
Executor: Douglas A. Loesel, 3036 Rustic Lane, Erie, PA 16506

Attorney: Thomas C. Hoffman, II, Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

MacLEOD, BARBARA A., deceased

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

Executrix: Michelle A. Paoletta, c/o David R. Devine, Esq., 201 Erie Street, Edinboro, PA 16412

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

PARKHURST, CONRAD C., a/k/a CONRAD CHARLES PARKHURST, deceased

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

Executrix: Janice K. Parkhurst, c/o Yochim, Skiba & Nash, 345 West Sixth Street, Erie, PA 16507

Attorney: Gary H. Nash, Esq., Yochim, Skiba & Nash, 345 West Sixth Street, Erie, PA 16507

PERRY, SAM A. a/k/a SAMUEL ARTHUR PERRY, deceased

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

Executor: 8417 Frontera Cir., Jacksonville, FL 32217

Attorney: none

SHULTZ, CHARLOTTE, deceased

Late of the City of Erie, Erie County, PA

Executrix: Ann Schultz Huffer, c/o 120 West 10th Street, Erie, PA 16501

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

WRIGHT, ALVIN, JR., deceased

Late of Millcreek Township
Executor: Dale Oregnia, 3405 Saltsman Road, Erie, PA 16510

Attorney: Michael A. Fetzner, Esquire, Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

ZACZKIEWICZ, Z. MARION, deceased

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

Co-Executors: James R. Zaczekiewicz and Susan M. Johnson, 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

SECOND PUBLICATION**BRASWELL, DON O., deceased**

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

Executor: Donna Semrau, c/o Attorney Elizabeth Brew Walbridge, 1001 State Street, Suite 1400, Erie, PA 16501

Attorney: Elizabeth Brew Walbridge, Esq., 1001 State Street, Suite 1400, Erie, PA 16501

**DAVIES, GRACE A.,
deceased**

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

Executor: Gary W. Davies, c/o 78 East Main Street, North East, PA 16428

Attorney: John C. Brydon, Esq., Brydon Law Office, 78 East Main Street, North East, PA 16428

**DOVICHAK, STEVEN,
deceased**

Late of Harborcreek Township, Erie County, Erie, Pennsylvania

Executrix: Terrie Dovichak, c/o Robert J. Jeffery, Esq., 33 East Main Street, North East, Pennsylvania 16428

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

**ENGELBRECHT, ETHEL M.,
a/k/a MARCIA M.
ENGELBRECHT,
deceased**

Late of the City of Erie

Executor: Beth Elise Nagy

Attorney: Michael G. Nelson, Esquire, Marsh, Spaeder, Baur, Spaeder & Schaaf, LLP, 300 State Street, Suite 300, Erie, Pennsylvania 16507

**LOPES, KATHERINE A., a/k/a
KATHERINE LOPES, a/k/a
KATHERINE ANN LOPES,
deceased**

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

Executor: Robert J. Arlet, 511 Glenruadh Avenue, Erie, PA 16505

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

**MCLAUGHLIN, MATTHEW J.,
deceased**

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

Co-Administrators: Sean J. McLaughlin and Maura A. McLaughlin, c/o Jeffrey D. Scibetta, Knox Law Firm, 120 West Tenth Street, Erie, PA 16501
Attorney: Jeffrey D. Scibetta, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**MEEHL, JAMES R.,
deceased**

Late of North East Borough, Erie County, North East, Pennsylvania
Administratrix: Cynthia L. Meehl-Drake, c/o Edward Orton, 33 East Main Street, North East, Pennsylvania 16428

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

**O'BRIEN, JEANNE C., a/k/a
JEANNE LOUISE O'BRIEN,
deceased**

Late of Fairview Township, County of Erie

Executor: William J. O'Brien, c/o Thomas A. Testi, Esq., 3952 Avonia Road, PO Box 413, Fairview, PA 16415

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

**PETERSON, AGNES L.,
deceased**

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

Executrix: Ann K. Niemann, 603 Westview Drive, Beaver, PA 15009-1460

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

**ROBIE, MARY JANE,
deceased**

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

Executor: Deborah A. Wiley, c/o Norman A. Stark, Esq., Suite 300, 300 State Street, Erie, PA 16507

Attorneys: Marsh, Spaeder, Baur, Spaeder & Schaaf, LLP, Suite 300, 300 State Street, Erie, PA 16507

**SIEBER, PAULA A.,
deceased**

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

Executor: Donald S. Sieber, c/o William J. Schaaf, Esq., Suite 300, 300 State Street, Erie, PA 16507

Attorneys: Marsh, Spaeder, Baur, Spaeder & Schaaf, LLP, Suite 300, 300 State Street, Erie, PA 16507

**WOZNIAK, ALICE,
deceased**

Late of the City of Erie

Executor: Mark S. Wozniak, 3812 Rice Avenue, Erie, PA 16510

Attorney: Thomas C. Hoffman, II, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

THIRD PUBLICATION**BROSIOUS, WILLIAM,
deceased**

Late of the Township of Harborcreek, Erie County, Pennsylvania

Executor: Michael Brosious, 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

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