

*Erie
County
Legal
Journal*

January 29, 2016

Vol. 99 No. 5



99 ERIE

Erie County Legal Journal

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

Managing Editor: Heidi M. Weismiller

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

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Erie County Bar Association

Calendar of Events and Seminars

THURSDAY, FEBRUARY 18, 2016

ECBA Live Lunch-n-Learn Seminar

Overview of the Child Protective Services Law

Erie Club

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

\$67 (ECBA member/non-attorney staff)

\$87 (nonmember)

\$47 (member judge not needing CLE)

1.5 hours substantive

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



Erie County Bar
Association



@eriepabar

2016 BOARD OF DIRECTORS

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CHANCELLOR OF THE BAR NOMINATIONS

The Erie County Bar Association is accepting nominations for Chancellor of the Bar, properly endorsed by at least five members in good standing and confirming that the nominee has practiced at the Erie County Bar for more than 30 years. Chancellor of the Bar is an honorary position; the Chancellor serves on the Association's Nominating Committee.

The ECBA's Law Day Committee and Board of Directors will review the nominations and evaluate each nominee's contributions with respect to ethical practice, attitude toward the Courts and fellow lawyers, participation in civic affairs, community life and activities involving the Erie County Bar Association.

Nominations should be sent to the ECBA office and received/postmarked no later than February 1, 2016.

Jan. 15, 22, 29

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LPL Coverage Review: Getting Organized in the New Year

Unfortunately, in our litigious society, even the best lawyers and the most well managed law firms have had allegations of malpractice leveled against them. This makes the quality of a firm's lawyers professional liability (LPL) insurance critically important.

Keys to Great Coverage

All LPL insurance policies are not created equal, and the New Year is the logical time for a law firm to review its coverage. The following checklist can help you determine whether it's time for you to make some changes:

- Endorsements. While the main body of an LPL policy has been approved by the applicable state department of insurance and cannot be modified, it can still be amended through endorsements. State departments of insurance know that one policy form does not fit every situation, so they allow insurers to use endorsements to create coverage that meets the needs of individual law firms. Additionally, the use of endorsements allows carriers to broaden coverage and create differentiation between policy forms and carriers.
- Deductibles. Almost all LPL policies include a policy deductible, which is incurred first in any claims scenario and has an immediate impact on a firm's bottom line in the event of a claim. Most LPL policies are written with a per claim deductible, and since claims are relatively rare, per claim deductibles are typically satisfactory. But alternatives, such as aggregate and loss only deductibles, give viable alternatives to lessen the negative effects of a deductible on the firm.
- Coverage Enhancements. Some relatively new coverage enhancements added to LPL policies can translate into big savings, including loss of earnings coverage to reimburse an attorney for lost wages while he attends a deposition or trial; disciplinary proceedings coverage that will pay the cost of defending an attorney in a disciplinary proceeding.

In today's world, if something is good, it is often considered acceptable. But in the world of LPL insurance, continual improvement and growth should be the ultimate goal.


Sandy Niespodzianski (Sandy.Niespodzianski@usiaffinity.com) is Vice President of USI Affinity. For more information about insurance you can contact USI Affinity at 800-327-1550.

For over 75 years, the divisions of USI Affinity have developed, marketed and administered insurance and financial programs that offer affinity clients and their members unique advantages in coverage, price and service. As the endorsed broker of more than 30 state and local bar associations and with more than 30,000 attorneys insured, USI Affinity has the experience and know-how to navigate the marketplace and design the most comprehensive and innovative insurance and benefits packages to fit a firm's individual needs.

Overview of the Child Protective Service Law



Seminar Speakers:

-  Amy E. Jones, Esq., Senior Solicitor Erie County Office of Children and Youth
-  Anthony G. Vendetti, Esq., Assistant Solicitor Erie County Office of Children and Youth

This lunch-n-learn seminar will provide an overview to the recent changes to the Child Protective Services Law, including the changes in the definition of abuse, as well as who now qualifies as a perpetrator of abuse. We will discuss who qualifies as a mandated reporter and when and how they need to report suspected abuse.



Finally, with more abuse reports being indicated by the Agency, we will discuss the procedure for a child abuse expunction hearing.



Thursday, February 18 The Erie Club*

11:45 a.m. — Registration
12:15-1:15 p.m. — Seminar
1:15-1:45 p.m. — Q&A

1.5 Hours Substantive CLE Credit

**Dress code does not allow denim*

Cost

- \$67 — ECBA Member and Non-Attorney Staff
- \$87 — Non-Member
- \$47 — Member Judge not needing CLE

***Reservations due
to the ECBA office
by February 11***

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BANKRUPTCY NOTICE

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

IN RE: EDWARD L. FIRMENT
SR., JUDITH E. FIRMENT, Debtors
JOSEPH B. SPERO, ESQUIRE,

Movant

vs.

NO RESPONDENTS

Bankruptcy Case No. 15-11103-TPA

NOTICE OF SALE

Notice is hereby given that the Trustee in the above-captioned proceeding, Joseph B. Spero, Esquire, intends to sell the personal property consisting of the vehicles and equipment of EDWARD L. FIRMENT SR., i/a/f/d/b/a, Mr. MobileLube, Inc., d/b/a Commercial Truck Repair, and JUDITH E. FIRMENT at Public Auction

PRICE: Highest Bidder at Public Auction

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

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

PUBLIC AUCTION DATE, TIME & LOCATION: February 27, 2016 at 10:00 a.m. – 1944 West 20th Street, Erie, PA.

TERMS & CONDITIONS:

(a) "as-is, where is and with all faults";

(b) all cash or check on date of auction, no financing contingencies.

PROPERTY TO BE SOLD: *various vehicles, tools and equipment which the Debtor, Edward L. Firment, Sr., utilized in the operation of his business, Mr. MobileLube, Inc., d/b/a Commercial Truck Repair. Said vehicles, tools and equipment are currently located at the former business address of 1944 West 20th Street, Erie, Pennsylvania. Specifically, the vehicles included in the sale are: 1968 C60 Wrecker, 1974 Ford P400, 1979 Chevy C60 Wrecker, 1980 Kenworth Wrecker, 1982 GMC P30, 1984 Chevy P30, 2001 Chevy Express G3500, 1994*

GMC Sierra C1500; and a 1996 Dodge Dakota. A 1979 John Deere JD 310-A backhoe and a 1931 Ford Model A Roadster owned by the Debtors will also be moved to the sale location for inclusion in the sale.

FOR INFORMATION: Contact Trustee's undersigned counsel at (814) 836-1011 or view additional information, description, and photographs at www.pawb.uscourts.gov/easi.htm or contact the Auctioneer, Timothy Rocco, Rocco's Auctions & Appraisals at (814) 476-1217 or visit his website at www.roccoauctions.com

Joseph B. Spero, Esquire
Attorney for the Trustee
P.A. I.D. No. 76409

3213 West 26th Street
Erie, PA 16506

Phone: (814) 836-1011

sperolaw@neohio.twcbe.com

Jan. 29

FICTITIOUS NAME NOTICE

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

FICTITIOUS NAME NOTICE

1. Fictitious Name: Lakefront Flooring
 2. Address of the principal place of business: 2425 West 12th Street, Erie, Pennsylvania 16505
 3. The real names and addresses, including street and number, of the persons who are parties to the registration: J&B Kirner Corp., 2425 West 12th Street, Erie, Pennsylvania 16505
 4. An application for registration of a fictitious name under the Fictitious Names Act was filed on or about January 4, 2016
- Grant M. Yochim, Esq.
 24 Main Street East
 Girard, Pennsylvania 16417

Jan. 29

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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

**FEBRUARY 19, 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. 29 and Feb. 5, 12

SALE NO. 1

**Ex. #12740 of 2015
MARQUETTE SAVINGS
BANK, Plaintiff**

v.

**RODOLFO URBIETA,
Defendant**

SHERIFF'S SALE

By virtue of a Writ of Execution filed at No. 2015-12740, Marquette Savings Bank vs. Rodolfo Urbieta, owner of property situate in the City of Erie, Erie County, Pennsylvania being: 254 West 17th Street, Erie, Pennsylvania.

40' X 91.67' X 40' X 91.67'
Assessment Map Number:
(16) 3011-326
Assessed Value Figure: \$72,850.00
Improvement Thereon: Residence

Eugene C. Sundberg, Jr., Esq.
Marsh Spaeder Baur Spaeder
& Schaaf, LLP
Suite 300, 300 State Street
Erie, Pennsylvania 16507
(814) 456-5301

Jan. 29 and Feb. 5, 12

SALE NO. 2

**Ex. #12892 of 2015
Deutsche Bank National Trust
Company, as Trustee for
Soundview Home Loan Trust
2005-OPT4, Asset-Backed
Certificates, Series 2005-OPT4,
Plaintiff**

v.

**ALEXANDER CUBERO
LARUE TASHA CUBERO,
Defendant(s)**

**SHORT DESCRIPTION FOR
ADVERTISING**

ALL THAT CERTAIN LOT OF
LAND SITUATE IN NORTH EAST
TOWNSHIP, ERIE COUNTY,
PENNSYLVANIA:

BEING KNOWN AS 4078 Cemetery
Road, North East, PA 16428
PARCEL NUMBER: 37-019-094.0-
013.00

IMPROVEMENTS: Residential
Property
Udren Law Offices, P.C.
Woodcrest Corporate Center
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003-3620
856-669-5400

Jan. 29 and Feb. 5, 12

SALE NO. 3

**Ex. #12641 of 2015
Ocwen Loan Servicing, LLC,
Plaintiff**

v.

**DALE L. HUNTER
DOROTHY F. HUNTER
SHORT DESCRIPTION FOR
ADVERTISING**

ALL THAT CERTAIN LOT OF
LAND SITUATE IN FIFTH WARD
IN THE CITY OF ERIE, ERIE
COUNTY, PENNSYLVANIA:

BEING KNOWN AS 643-645 E.
24th Street, Erie, PA 16503
P A R C E L N U M B E R :
18050027020700

IMPROVEMENTS: Residential
Property
Elizabeth L. Wassall, Esq.

PA ID 77788
Udren Law Offices, P.C.
Woodcrest Corporate Center
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003-3620
856-669-5400

Jan. 29 and Feb. 5, 12

SALE NO. 4

**Ex. #12063 of 2014
NORTHWEST SAVINGS
BANK, Plaintiff**

v.

**TIMOTHY L. PROCTOR and
HEATHER M. PROCTOR, and
THE UNITED STATES OF
AMERICA, Defendants
SHERIFF'S SALE**

By virtue of a Writ of Execution filed at No. 2014-12063, Northwest Savings Bank vs. Timothy L. Proctor and Heather M. Proctor, owners of property situate in the Township of Waterford, Erie County, Pennsylvania being: 709 Old State Road, Waterford, Pennsylvania.

Approx. 1.38 acres
Assessment Map Number:
(47) 27-60-2.02
Assessed Value Figure: \$245,200.00

Improvement Thereon: Residence
Kurt L. Sundberg, Esq.
Marsh Spaeder Baur Spaeder
& Schaaf, LLP
Suite 300, 300 State Street
Erie, Pennsylvania 16507
(814) 456-5301

Jan. 29 and Feb. 5, 12

SALE NO. 5

**Ex. #12995 of 2015
ENTERPRISE DEVELOPMENT
FUND OF ERIE COUNTY, INC.,
Plaintiff**

v.

**MIDTOWN PARTNERS, L.P.,
Defendant**

LEGAL DESCRIPTION

THAT CERTAIN PARCEL of land situate in the Third Ward of the City of Erie, County of Erie, and Commonwealth of Pennsylvania, being a portion of the MIDTOWN PARTNERS, L.P. property per instrument No. 2011-020511 of the public records of said Erie County [Erie County Index No. (16) 030-003.0-213.00], more fully described as follows:

BEGINNING at the intersection of the easterly right-of-way line of Peach Street (60-foot right-of-way) with the northerly right-of-way line of West 13th Street (60-foot right-of-way); THENCE N 26° 03' 52" W along said easterly right-of-way line, a distance of 65.05 feet; THENCE N 63° 42' 02" E, a distance of 16.88 feet; THENCE S 26° 33' 39" E, a distance of 13.44 feet; THENCE N 63° 50' 10" E a distance of 2.98 feet; THENCE S 26° 18' 05" E, a distance of 51.70 feet to an intersection with the aforementioned northerly right-of-way line; THENCE S 63° 59' 13" W along said northerly right-of-way line, a distance of 20.19 feet to the point of beginning.

Containing 0.0290 acre.

Said property is commonly known as Parcel 1A on a Subdivision titled "Subdivision of property of Midtown Partners, L.P." dated November 29, 2011 by Urban Engineers, Inc. recorded December 21, 2011 as Instrument No. 2011-030657.

BEING a portion of the same premises as was conveyed to Midtown Partners, LP by that certain deed dated August 23, 2011 and entered of record on August 31, 2011 in the Recorder's Office of Erie County at Deed Instrument No. 2011-020511 and being known as Parcel 1A, Peach Street, Erie, PA 16501 and bearing Parcel No. (16) 030-003.0-213.00.

Mark G. Claypool, Esquire
Pa ID 63199

Knox McLaughlin Gornall
& Sennett, P.C.

120 West Tenth Street
Erie, Pennsylvania 16501
(814) 459-2800

Jan. 29 and Feb. 5, 12

SALE NO. 6

Ex. #12904 of 2015
NORTHWEST SAVINGS
BANK, Plaintiff

v.

STEPHEN M. ROSEN AND
DEBRA ROSEN, Defendants
LEGAL DESCRIPTION

ALL that certain piece or parcel of land situate in the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania,

being Lot No. Fifteen (15) as shown on the Plan of Lots of Westbury Farms, Phase 1, as recorded on July 14, 1993, in the Office of the Recorder of Deeds, in and for Erie County, Pennsylvania, in Erie County Map 1993-148, to which plan reference is made for a more complete description thereof.

TOGETHER with all and singular the rights, liberties, privileges, hereditaments, improvements, and appurtenances, whatsoever thereto belonging, and the reversions and remainders, rents, issues and profits thereof, and also, all the estate and interest whatsoever of the said grantors, in law or equity, of, in, to or out of the same.

APN: (33) 128-376-68.22

BEING that same land conveyed to Stephen M. Rosen and Debra A. Rosen, husband and wife, by Deed dated June 6, 2002 and recorded on June 10, 2002 with the Erie County, Pennsylvania Recorders Office in Erie County, Pennsylvania at Deed Book 888, Page 1816; Instrument No. 2002-027460, being known as 5078 Westbury Farms Drive, Erie, PA 16508 and bearing Erie County Parcel No. (33) 128-376-68.22.

Mark G. Claypool, Esquire
Pa ID 63199

Knox McLaughlin Gornall
& Sennett, P.C.

120 West Tenth Street
Erie, Pennsylvania 16501
(814) 459-2800

Jan. 29 and Feb. 5, 12

SALE NO. 9

Ex. #13146 of 2012
JPMorgan Chase Bank, National
Association, Plaintiff

v.

Kenneth A. Howard a/k/a
Kenneth Howard, Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 13146-12 JPMorgan Chase Bank, National Association vs. Kenneth A. Howard a/k/a Kenneth Howard, owner(s) of property situated in County of Erie, Erie County, Pennsylvania being 132 West 36th Street, Erie, PA 16508 0.1484

Assessment Map number:

(18) 5336-117

Assessed Value figure: \$134,600.00
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. 29 and Feb. 5, 12

SALE NO. 10

Ex. #12192 of 2015
JPMorgan Chase Bank, National
Association, Plaintiff

v.

Tina M. Meade, Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 2015-12192 JPMorgan Chase Bank, National Association vs. Tina M. Meade, owner(s) of property situated in Borough of North East Erie County, Pennsylvania being 86 Hutchinson Drive, North East, PA 16428 0.3501

Assessment Map number:
36-9-59.1-17

Assessed Value figure: \$113,490.00
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. 29 and Feb. 5, 12

SALE NO. 11

Ex. #12770 of 2015
Nationstar Mortgage LLC,
Plaintiff

v.

Teddy J. Murphy, Jr., Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 12770-15 Nationstar Mortgage LLC vs. Teddy J. Murphy, Jr., owner(s) of property situated in Wattsburg Borough, Erie County, Pennsylvania being 9671 Jamestown Street, Wattsburg, PA 16442 0.5000

Assessment Map number: 48-1-5-2
Assessed Value figure: \$76,500.00
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. 29 and Feb. 5, 12

SALE NO. 12

Ex. #13001 of 2014
Wells Fargo Bank, NA, Plaintiff
v.

Kelly A. Miller
Sean M. Miller, Defendant(s)

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 13001-14, Wells Fargo Bank, NA vs. Kelly A. Miller, Sean M. Miller

Amount Due: \$73,144.51
Kelly A. Miller, Sean M. Miller, owner(s) of property situated in ERIE CITY, Erie County, Pennsylvania being 3125 Chestnut Street, Erie, PA 16508-1755
Dimensions: 112.48 IRR
Acreage: 0.1613

Assessment Map number: 19-6101-129
Assessed Value: \$78,610.00
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. 29 and Feb. 5, 12

SALE NO. 13

Ex. #10789 of 2012
U.S. Bank Trust National Association, Not in Its Individual Capacity But Solely as Delaware Trustee and U.S. Bank National Association, Not in Its Individual Capacity But Solely as CO-Trustee for Government Loan Securitization Trust 2011-Fv1, Plaintiff
v.

David J. Nowakowski, Jr
Deborah S. Nowakowski,
Defendant(s)

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 10789-12 U.S. Bank Trust National Association, Not in Its Individual Capacity But Solely as Delaware Trustee and U.S. Bank National Association, Not in its

Individual Capacity But Solely as CO-Trustee for Government Loan Securitization Trust 2011-Fv1 vs. David J. Nowakowski, Jr, Deborah S. Nowakowski
Amount Due: \$99,797.61
David. J. Nowakowski, Jr, Deborah S. Nowakowski, owner(s) of property situated in TOWNSHIP OF HARBORCREEK, Erie County, Pennsylvania being 2013 Cook Avenue, Erie, PA 16510-2212
Dimensions: 80 X 120
Acreage: 0.2204

Assessment Map number: 27045148000400
Assessed Value: 93,040.00
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. 29 and Feb. 5, 12

SALE NO. 14

Ex. #10410 of 2015
Mifflin County Savings Bank,
Plaintiff
v.

Linda J. Horvath, a/k/a Linda Horvath, Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution filed to Civil Division Number 10410-15 Mifflin County Savings Bank, Plaintiff v. Linda J. Horvath, a/k/a Linda Horvath, Defendant, owner(s) of property situated in Township of Elk Creek, Erie County, Pennsylvania, being ALL that certain piece or parcel of land situate in Township of Elk Creek, County of Erie and Commonwealth of Pennsylvania commonly known as 10245 Whittaker Road, Albion, PA 16401, containing 10.812 acres of land exclusive or road.

Assessment Map number: 13-027-043.0-002.03
Assessed Value figure: \$74,300
Improvements thereon: Manufactured Home
Erin P. Dyer, Esquire
5743 Centre Avenue
Pittsburgh, PA 15206
412-361-1000

Jan. 29 and Feb. 5, 12

SALE NO. 15
Ex. #12787 of 2015
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY,
Plaintiff
v.

BRIAN M. ALLEN, Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution No. 2015-12787 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. BRIAN M. ALLEN, Defendants
Real Estate: 517 STAFFORD AVENUE, ERIE, PA 16508
Municipality: City of Erie, Erie County, Pennsylvania
Dimensions: 35 x 132.5
See Instrument No: 2014-007805
Tax I.D. (19) 6046-208.
Assessment: \$11,000 (Land)
\$67,600 (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. 29 and Feb. 5, 12

SALE NO. 16

Ex. #12748 of 2015
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY,
Plaintiff
v.

HECTOR M. CORDERO,
Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution No. 2015-12748 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. HECTOR M. CORDERO, Defendants
Real Estate: 2409 PENNSYLVANIA AVENUE, ERIE, PA
Municipality: City of Erie, Erie County, Pennsylvania
Dimensions: 40 x 80

See Deed Book 1180, Page 1946.
 Tax I.D. (18) 5043-221.
 Assessment: \$5,200 (Land)
 \$44,000 (Bldg)
 Improvement thereon: a residential dwelling house as identified above
 Leon P. Haller, Esquire
 Purcell, Krug & Haller
 1719 North Front Street
 Harrisburg, PA 17104
 (717) 234-4178

Jan. 29 and Feb. 5, 12

SALE NO. 17

Ex. #12402 of 2015
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff

v.

JACLYN S. DAVIS, Defendants
SHERIFF'S SALE

By virtue of a Writ of Execution No. 2015-12402 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. JACLYN S. DAVIS, Defendants
 Real Estate: 902 EAST 26TH STREET, ERIE, PA 16504
 Municipality: City of Erie, Erie County, Pennsylvania
 Dimensions: 30 x 70

See Deed Book: 2012-4783
 Tax I.D. (18) 5039-128.
 Assessment: \$4,700 (Land)
 \$35,300 (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. 29 and Feb. 5, 12

SALE NO. 18

Ex. #12807 of 2015
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff

v.

KAYCEE R. OSIECKI AND JAMES S. WASIELEWSKI, Defendants
SHERIFF'S SALE

By virtue of a Writ of Execution No. 2015-12807 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. KAYCEE R. OSIECKI AND JAMES S. WASIELEWSKI, Defendants
 Real Estate; 4122 DEXTER AVENUE, ERIE, PA
 Municipality: 5th Ward, City of Erie, Erie County, Pennsylvania
 Dimensions: 62 x 135

See Deed Book 2010-27850
 Tax I.D. (18) 5217-112.
 Assessment: \$20,000 (Land)
 \$66,740 (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. 29 and Feb. 5, 12

SALE NO. 19

Ex. #10175 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.

KIMBERLY B. POPOVIC and JOHN R. POPOVIC, Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 2015-10175, U.S. Bank, National Association, et al vs. Kimberly B. Popovic and John R. Popovic, owner(s) of property situated in Summit Township, Erie County, Pennsylvania being 2440 Glory Drive, Waterford, PA 16441.
 Dimensions: (Call Assessment (814) 451-6225 for square footage and/or acreage)

Assessment Map Number: (40) 16-72-43.21
 Assess Value figure: \$308,780.00
 Improvement thereon: Dwelling
 Louis P. Vitti, Esquire
 Attorney for Plaintiff
 215 Fourth Avenue
 Pittsburgh, PA 15222
 (412) 281-1725

Jan. 29 and Feb. 5, 12

SALE NO. 20

Ex. #12846 of 2015
LSF9 Master Participation Trust, Plaintiff

v.

**ROBIN L. NICHOLAS
 STEPHEN J. NICHOLAS, Defendants**

SHORT DESCRIPTION

ALL THAT CERTAIN LOT OF LAND SITUATE IN TOWNSHIP OF ELK, ERIE COUNTY, PENNSYLVANIA:
 BEING KNOWN AS 10410 Meadville Road a/k/a 10410 Meadville Street a/k/a 10410 Route 18, Albion, PA 16401
 PARCEL NUMBER: 13-12-23-13
 IMPROVEMENTS: Residential Property
 Udren Law Offices, P.C.
 Sherri J. Braunstein, Esquire
 PA ID 90675
 111 Woodcrest Road, Suite 200
 Cherry Hill, NJ 08003-3620
 856-669-5400

Jan. 29 and Feb. 5, 12

SALE NO. 21

Ex. #11700 of 2015
BANK OF AMERICA, N.A., Plaintiff

v.

MICHELLE L. ADLER, Defendant
DESCRIPTION

All that certain piece or parcel of land situate in the City of Erie, County of Erie and Commonwealth of Pennsylvania, being Lot No. 38 of homeowner's Subdivision, a plot of said subdivision being recorded in Erie County Map Book 8, at page 3. Said premises having erected thereon a dwelling commonly known as 2620 Woodlawn Avenue, Erie, Pennsylvania, and being further identified by Erie County Assessment Index Number (18) 5168-500
 PROPERTY ADDRESS: 2620 Woodlawn Avenue, Erie, PA 16510
 KML Law Group, P.C.
 Suite 5000 - BNY Independence Center, 701 Market Street
 Philadelphia, PA 19106-1532
 (215) 627-1322

Jan. 29 and Feb. 5, 12

SALE NO. 22

Ex. #10140 of 2015

PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST TO NATIONAL CITY REAL ESTATE SERVICES, LLC, SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE, INC., FORMERLY KNOWN AS NATIONAL CITY MORTGAGE CO., Plaintiff

v.

JULIA A. BURKHART AKA JULIA A. BORGIA, Defendant

DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the Borough of North East, County of Erie and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a post in the south line of Gibson Street and northeast corner of land of the Presbyterian Parsonage; thence North eighty one-degrees (81°) East along the south line of said Gibson Street, sixty-six and nine tenths (66-9/10) feet to a post and land of Mrs. Louisa Chambers; thence along land of said Louisa Chambers [sic] South four degrees and forty-three minutes (04 degrees 43 seconds East Eighty-eight (88) feet to a post; thence South Ten degrees and thirty-two minutes (10° 32") West, seventy-five (75) feet to a post; thence South four degrees and fifty two minutes (04° 52") West, forty-six and thirty-five one hundredths (46.35) feet to a post and land of R.J. Moorhead; thence along land of said R.J. Moorhead North Eighty-five degrees and thirty-minutes (85° 30") West, twenty-three and three tenths (23-3/10) feet to a post and land of said Presbyterian Parsonage; thence North Nine degrees and ten minutes (09° 10") West, one hundred and ninety-eight (198) feet to the place of beginning. Containing the amount of land more or less.

Bearing Erie County Assessment Index No. (35) 1-21-15, and being commonly known as 53 Gibson Street, North East, PA 16428. PROPERTY ADDRESS: 53 Gibson Street, North East, PA 16428

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

Jan. 29 and Feb. 5, 12

SALE NO. 23

Ex. #11934 of 2015

GREEN TREE SERVICING LLC, Plaintiff

v.

JAMES A. GENIS AS ADMINISTRATOR OF THE ESTATE OF DEBORAH L. DILMONE A/K/A DEBORAH L. GENIS, DECEASED, Defendant

DESCRIPTION

All that certain piece or parcel of land situate in the City of Erie, County of Erie and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the North line of Metz Street, two hundred fifteen (215) feet east of the east line of Peach Street; thence northwardly, parallel with Peach Street, one hundred twenty (120) feet to the south line of an alley; thence eastwardly along the south line of said alley, thirty-two and eight hundred thirty-three thousandths (32.833) feet to a point; thence southwardly parallel with Peach Street, one hundred twenty (120) feet to the north line of Metz Street; thence westwardly along the north line of Metz Street, thirty-two and eight hundred thirty-three thousandths (32.833) feet to the place of beginning.

Having erected thereon a two-story frame dwelling and being commonly known as 334 Metz Street, Erie, Pennsylvania, Said property is further identified in the assessment records of Erie County, Pennsylvania as Index No. (18) 5329-215.

PROPERTY ADDRESS: 334 Metz Street, Erie, PA 16508
KML Law Group, P.C.
Suite 5000 - BNY Independence Center, 701 Market Street Philadelphia, PA 19106 (215) 627-1322

Jan. 29 and Feb. 5, 12

SALE NO. 24

Ex. #12369 of 2015

THE BANK OF NEW YORK MELLON, AS TRUSTEES, IN TRUST FOR THE REGISTERED HOLDERS OF NAAC REPERFORMING LOAN REMIC TRUST CERTIFICATES SERIES 2004-R1, Plaintiff

v.

DONALD R. FINNEGAN, Defendant

DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Girard, County of Erie and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEING Lot 18 of Evergreen Subdivision as more fully described in a plan recorded in Erie County Map Book 37 page 2: being commonly known as 223 Oak Tree Drive, Girard, Pennsylvania 16417 and bearing Erie County Tax Index No. (23) 4-38-37.

SUBJECT to certain restrictions recorded in Erie County Record Book 164 page 562.

PROPERTY ADDRESS: 223 Oak Tree Drive, Girard, PA 16417
KML Law Group, P.C.
Suite 5000 - BNY Independence Center, 701 Market Street Philadelphia, PA 19106 (215) 627-1322

Jan. 29 and Feb. 5, 12

SALE NO. 25

Ex. #11308 of 2012

PNC Bank, National Association (successor to National City Bank), Plaintiff

v.

Edward H. Cooley and Jennifer R. Cooley, Defendants

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 2012-11308, PNC Bank, National Association (successor to National City Bank) vs. Edward H. Cooley and Jennifer R. Cooley, owners of property situated in Fairview Township, Erie County, Pennsylvania being 7235 Rupert Drive, Fairview, PA 16415 Assessment Map number: 21-76-4-26

Assessed Value figure: \$73,450.00
 Improvement thereon: Residential Dwelling
 Robert W. Williams, Esquire
 1 E. Stow Road
 Marlton, NJ 08053
 (856) 482-1400

Jan. 29 and Feb. 5, 12

SALE NO. 26

Ex. #12116 of 2015
United Midwest Savings Bank,
Plaintiff
 v.
Martha Miller, Christopher
T. Young and Emily S. Young,
Defendants

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 2015-12116, United Midwest Savings Bank vs. Martha Miller, Christopher T. Young and Emily S. Young, owners of property situated in Waterford, Erie County, Pennsylvania being 13126 Union Rd, Waterford, PA 16441

Assessment Map number: 47-023-055-0-001.03

Assessed Value figure:

Improvement thereon: Residential Dwelling

Robert W. Williams, Esquire
 1 E. Stow Road
 Marlton, NJ 08053
 (856) 482-1400

Jan. 29 and Feb. 5, 12

SALE NO. 27

Ex. #12371 of 2015
Deutsche Bank National Trust
Company, as Trustee for Morgan
Stanley ABS Capital I Inc. Trust
2006-NC4, Mortgage Pass-
Through Certificates, Series
2006-NC4, Plaintiff
 v.

John Randolph, Defendant

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 12371-15, Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2006-NC4, Mortgage Pass-Through Certificates, Series 2006-NC4 vs. John Randolph, owners of property situated in City of Erie, Erie County, Pennsylvania being 4318 Marion St., Erie, PA 16510

Assessment Map number: 18-5226-403

Assessed Value figure: \$70,000.00
 Improvement thereon: Residential Dwelling
 Robert W. Williams, Esquire
 1 E. Stow Road
 Marlton, NJ 08053
 (856) 482-1400

Jan. 29 and Feb. 5, 12

SALE NO. 28

Ex. #13670 of 2013
Wells Fargo Bank, NA Successor
by Merger to Wells Fargo Home
Mortgage, Inc. Formerly Known
as Norwest Mortgage, Inc.,
Plaintiff
 v.

The Unknown Heirs and or
Administrators of the Estate
Howard L. Ellis, Defendants

SHERIFF'S SALE

By virtue of a Writ of Execution file to No. 13670-13 Wells Fargo Bank, NA Successor by Merger to Wells Fargo Home Mortgage, Inc. Formerly Known as Norwest Mortgage, Inc. v. The Unknown Heirs and or Administrators of the Estate Howard L. Ellis, owner(s) of property situated in The City of Erie, County of Erie, Commonwealth of Pennsylvania being 2601 Jackson Avenue, Erie, PA 16504

1560
 Assessment Map Number: 18-5056.0-218.00

Assessed Value figure: \$57,050.00
 Improvement thereon: Single Family Dwelling

Scott A. Dietterick, Esquire
 Manley Deas Kochalski LLC
 P.O. Box 165028
 Columbus, OH 43216-5028
 614-220-5611

Jan. 29 and Feb. 5, 12

SALE NO. 29

Ex. #15407 of 2010
Deutsche Bank National Trust
Company, as Trustee for
Soundview Home Loan Trust
2006-WF2, Plaintiff
 v.

Monica Evans, a/k/ Monica D.
Evans, Defendant

SHERIFF'S SALE

By virtue of a Writ of Execution file to No. 15407-10 Deutsche Bank National Trust Company, as

Trustee for Soundview Home Loan Trust 2006-WF2 v. Monica Evans, a/k/ Monica D. Evans, owner(s) of property situated in The City of Erie, County of Erie, Commonwealth of Pennsylvania being 1601 Prospect Avenue, Erie, PA 16510

1368
 Assessment Map Number: 18051013010600

Assessed Value figure: \$75,400.00
 Improvement thereon: Single Family Dwelling

Scott A. Dietterick, Esquire
 Manley Deas Kochalski LLC
 P.O. Box 165028
 Columbus, OH 43216-5028
 614-220-5611

Jan. 29 and Feb. 5, 12

SALE NO. 30

Ex. 11555 of 2015
U.S. Bank National Association,
as Trustee for Residential Asset
Securities Corporation, Home
Equity Mortgage Asset-Backed
Pass-Through Certificates, Series
2006-EMX3, Plaintiff
 v.

Mark D. George; Karrie L.
George, Defendants

SHERIFF'S SALE

By virtue of a Writ of Execution file to No. 11555-15, U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2006-EMX3 v. Mark D. George; Karrie L. George, owner(s) of property situated in The City of Erie, County of Erie, Commonwealth of Pennsylvania being 2020 West 29th Street, Erie, PA 16508

1200
 Assessment Map Number: Book 3 Page 230 and 231

Assessed Value figure: \$81,900.00
 Improvement thereon: Single Family Dwelling

Scott A. Dietterick, Esquire
 Manley Deas Kochalski LLC
 P.O. Box 165028
 Columbus, OH 43216-5028
 614-220-5611

Jan. 29 and Feb. 5, 12

SALE NO. 31
Ex. #14144 of 2012
Wells Fargo Bank, N.A., Plaintiff
v.

Jeffrey J. Grove, Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution file to No. 14144-12 Wells Fargo Bank, N.A. v. Jeffrey J. Grove, owner(s) of property situated in The City of Erie, County of Erie, Commonwealth of Pennsylvania being 711-713 Raspberry Street, Erie, PA 16502 2698
 Assessment Map Number: 127
 Assessed Value figure: \$68,700.00
 Improvement thereon: Single Family Dwelling
 Scott A. Dietterick, Esquire
 Manley Deas Kochalski LLC
 P.O. Box 165028
 Columbus, OH 43216-5028
 614-220-5611

Jan. 29 and Feb. 5, 12

SALE NO. 32
Ex. #14044 of 2012
Wells Fargo Bank, N.A., Plaintiff
v.

Leslie B. Hower; Richard C. Hammond, Defendants
SHERIFF'S SALE

By virtue of a Writ of Execution file to No. 14044-12, Wells Fargo Bank, N.A. vs. Leslie B. Hower; Richard C. Hammond, owner(s) of property situated in The Township of Millcreek, County of Erie, Commonwealth of Pennsylvania being 1223 Chelsea Avenue, Erie, PA 16505 1462
 Assessment Map Number: 33027162003300
 Assessed Value figure: \$132,950.00
 Improvement thereon: Single Family Dwelling
 Scott A. Dietterick, Esquire
 Manley Deas Kochalski LLC
 P.O. Box 165028
 Columbus, OH 43216-5028
 614-220-5611

Jan. 29 and Feb. 5, 12

SALE NO. 33
Ex. #13299 of 2014
Wells Fargo Financial
Pennsylvania, Inc., Plaintiff
v.
David P. Johnson; Tracy L.

Johnson, Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution file to No. 13299-14 Wells Fargo Financial Pennsylvania, Inc. vs. David P. Johnson; Tracy L. Johnson owner(s) of property situated in The City of Erie, County of Erie, Commonwealth of Pennsylvania being 3624 Dynes Avenue, Erie, PA 16510 1389
 Assessment Map Number: Book 3, Page 128
 Assessed Value figure: \$141,400.00
 Improvement thereon: Single Family Dwelling
 Scott A. Dietterick, Esquire
 Manley Deas Kochalski LLC
 P.O. Box 165028
 Columbus, OH 43216-5028
 614-220-5611

Jan. 29 and Feb. 5, 12

SALE NO. 34
Ex. 11979 of 2013
HSBC Bank USA, National Association as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Asset-Backed Pass-Through Certificates, Series 2007-PA3, Plaintiff
v.

Tina M. Lilly, Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution file to No. 2013-11979 HSBC Bank USA, National Association as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Asset-Backed Pass-Through Certificates, Series 2007-PA3 v. Tina M. Lilly, owner(s) of property situated in The City of Erie, County of Erie, Commonwealth of Pennsylvania being 2218 Hampton Road, Erie, PA 16502 1404
 Assessment Map Number: 19062012051600
 Assessed Value figure: \$121,600.00
 Improvement thereon: Single Family Dwelling
 Scott A. Dietterick, Esquire
 Manley Deas Kochalski LLC
 P.O. Box 165028
 Columbus, OH 43216-5028
 614-220-5611

Jan. 29 and Feb. 5, 12

SALE NO. 35
Ex. #12151 of 2013
Wells Fargo Financial
Pennsylvania, Inc., Plaintiff
v.

Kathleen M. Malesiewski, AKA Kathleen Malesiewski; Thomas J. Malesiewski, AKA Thomas Malesiewski; United States of America, Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution file to No. 2013-12151 Wells Fargo Financial Pennsylvania, Inc. vs. Kathleen M. Malesiewski, AKA Kathleen Malesiewski; Thomas J. Malesiewski, AKA Thomas Malesiewski; United States of America owner(s) of property situated in The City of Erie, County of Erie, Commonwealth of Pennsylvania being 12093 Middle Road, North East, PA 16428 1856
 Assessment Map Number: Book 12 Page 70
 Assessed Value figure: \$81,900.00
 Improvement thereon: Single Family Dwelling
 Scott A. Dietterick, Esquire
 Manley Deas Kochalski LLC
 P.O. Box 165028
 Columbus, OH 43216-5028
 614-220-5611

Jan. 29 and Feb. 5, 12

SALE NO. 37
Ex. # 12632 of 2015
Ocwen Loan Servicing, LLC, Plaintiff
v.

Diane M. Kern, Defendant
LEGAL DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the City of Erie, County of Erie and State of Pennsylvania, bounded and described as follows, to-wit: BEGINNING at a point on the south line of West 23rd Street, located 250 feet west of the intersection of the west line of Berst Avenue and the South line of West 23rd Street; thence South 26 degrees 30' East, 135 feet to a point; thence South 64 degrees 00' West, 46.73 feet to a point; thence North 26 degrees 32' West, 135 feet to the south line of West 23rd Street, thence North 64

degrees 00' East, along the south line of West 23rd Street 46.81 feet to the point of beginning.
 Having a single family dwelling erected thereon and being commonly known as 1827 West 23rd Street, Erie, Pennsylvania. Bearing Erie County Assessment Index Number (19) 6210-121.
 PROPERTY ADDRESS: 1827 West 23rd Street, Erie, PA 16502
 PARCEL 19-6210.0-121.00
 BEING the same premises which John R. Scutella and Denise M. Scutella, his wife, by Deed dated

August 25, 2005 and recorded on September 1, 2005 in the office of the recorder of deeds in and for Erie County at book 1266 page 1437 granted and conveyed unto Diane M. Kern.
 Andrew J. Marley, Esquire
 Stern & Eisenberg, P.C.
 1581 Main St, Ste. 200
 The Shops at Valley Square
 Warrington, PA 18976
 (215) 572-8111
 Jan. 29 and Feb. 5, 12

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ESTATE NOTICES

Notice is hereby given that in the estates of the decedents set forth below the Register of Wills has granted letters, testamentary or of administration, to the persons named. All persons having claims or demands against said estates are requested to make known the same and all persons indebted to said estates are requested to make payment without delay to the executors or their attorneys named below.

FIRST PUBLICATION**ALLISON, SUSAN A.,
deceased**

Late of Erie, Erie County, PA
Personal Representative: Michael P. Allison, The Church of the Beloved Disciple Rectory, 321 North Broad Street, Grove City, PA 16127

Attorney: Peter Y. Herchenroether, Sherrard, German & Kelly, P.C., 535 Smithfield Street, Suite 300, Pittsburgh, PA 15222

**CARROLL, RICHARD H.,
deceased**

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

Executor: Margaret R. Carroll, c/o Kevin M. Monahan, Esq., Suite 300, 300 State Street, Erie, PA 16507

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

**COLLIER, NANCY F.,
deceased**

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

Executor: Grant R. Twiss, c/o 3305 Pittsburgh Avenue, Erie, Pennsylvania 16508

Attorney: Vlahos Law Firm, P.C., 3305 Pittsburgh Avenue, Erie, Pennsylvania 16508

**DIPLACIDO, STEPHANIE,
deceased**

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

Executor: David Schaeffer, c/o Eugene C. Sundberg Jr., Esq., Suite 300, 300 State Street, Erie, PA 16507

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

**GRAY, KEVIN M.,
deceased**

Late of North East Township, Erie County, North East, Pennsylvania
Co-Administrators: Mary D. Chesley and Julia R. Bukowski, c/o Robert J. Jeffery, Esq., 33 East Main Street, North East, Pennsylvania 16428

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

**GREENAWAY, PAUL J.,
deceased**

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

Co-Executors: Susan E. Greenaway and Nancy M. Johnson, c/o Quinn Buseck Leemhuis Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506

Attorney: Valerie H. Kuntz, Esq., c/o Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506

**HUBACHER, ROBERT C.,
deceased**

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

Executrix: Beth Greenough, c/o Leigh Ann Orton, Esquire, 11 Park Street, North East, PA 16428

Attorney: Leigh Ann Orton, Esq., Knox McLaughlin Gornall & Sennett, P.C., 11 Park Street, North East, PA 16428

**LAPINSKY, GORDON W., SR.,
deceased**

Late of the City of Erie, County of Erie, and State of Pennsylvania
Executor: Mary Jo Ferko, 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

**O'NEILL, PATRICIA LEE, a/k/a
PATRICIA L. O'NEILL, a/k/a
PATRICIA O'NEILL,
deceased**

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

Executrix: Linda A. Muldoon, 3413 Allegheny Road, Erie, PA 16508

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

**SCHNEIDER, JAMES C., a/k/a
JAMES SCHNEIDER,
deceased**

Late of Greene Township, County of Erie and State of Pennsylvania
Executor: John R. Kramer, 3425 W. Lake Road, Erie, PA 16505

Attorney: Ronald J. Susmarski, Esq., 4030 West Lake Road, Erie, PA 16505

**SKELTON, JUDY MAE, a/k/a
JUDY M. SKELTON, a/k/a
JUDY SKELTON,
deceased**

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

Co-Executors: Dennis Skelton, Terry Skelton and Roberta Frick, c/o David R. Devine, Esq., 201 Erie Street, Edinboro, PA 16412

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

**TAYLOR, JERRY B., a/k/a
JERRY BARD TAYLOR, a/k/a
JERRY TAYLOR,
deceased**

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

Administrator: Danny B. Taylor, 514 West Harrison Street, Chandler, AZ 85225

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

**THORNTON, LEO F., a/k/a
LEO F. THORNTON, JR., a/k/a
LEO F. THORNTON,
deceased**

Late of the Borough of Albion, County of Erie and State of Pennsylvania

Executor: Jason Thornton, c/o David R. Devine, Esq., 201 Erie Street, Edinboro, PA 16412

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

**VELLA, FRANCES A.,
deceased**

Late of the Township of Harborcreek

Executor: James I. Vella

Attorney: Steven E. George, Esq., Shapira, Hutzelman and Smith, 305 West 6th Street, Erie, PA 16507

**WAGNER, ROBERT A.,
deceased**

Late of the Township of Millcreek

Executor: David A. Wagner, 480 Sandstone Court, Erie, PA 16505

Attorney: None

**YAHN, WALTER J.,
deceased**

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

Executors: Susan P. Yahn, 60 Lancaster Boulevard, Bluffton, SC 29909-3131; Jeffrey S. Yahn, 4481 Uhlman Road, Fairview, PA 16415-2118; Cynthia Yahn Grode, 6189 Heidler Road, Fairview, PA 16415-2213; Gregory M. Yahn, 6639 Naeff Road, Fairview, PA 16415-2120

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

**YOST, AUDREY, a/k/a AUDREY
JEAN YOST, a/k/a AUDREY J.
YOST,
deceased**

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

Administratrix: Janice Y. Baumbach, 1301 Spring Lake Drive, Erie, PA 16505

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

SECOND PUBLICATION

**BAKER, JACQUELINE A.,
deceased**

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

Executor: Ronald F. Curry, c/o Blakely & Blakely, LLC, 2701 Evanston Avenue, Suite 100, Erie, PA 16506

Attorney: Richard A. Blakely, Esquire, Blakely & Blakely, LLC, 2701 Evanston Avenue, Suite 100, Erie, PA 16506

**BEATY, JAMES L.,
deceased**

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

Co-Executrices: Caron M. Orr and Kimberly A. Hunt, 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

**CARTER, LARRY T.,
deceased**

Late of Greenfield Township, County of Erie

Executrix: Helen Diane Carter-Snell, 135 E. 24th Street, Erie, PA 16503

Attorney: Charles D. Agresti, Esq., 1001 State Street, Suite 307, Erie, Pennsylvania 16501

**COCKBURN, RUSSELL W.,
deceased**

Late of Harborcreek Township, Erie County, Pennsylvania

Administrator: Terri Senger, c/o Bruce W. Bernard, Esq., 234 West 6th Street, Erie, PA 16507

Attorney: Bruce W. Bernard, Esq., Bernard Stuczynski & Barnett, 234 West 6th Street, Erie, PA 16507

**COLE, JAMES C., a/k/a
JAMES DOUGLAS COLE,
deceased**

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

Executrix: Christine Niemi, 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

**COMSTOCK, JEFFREY A.,
deceased**

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

Administrator: Joseph A. Comstock, Jr., 1240 Beaver Drive, Erie, PA 16509-2905

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

**FILIPPI, FRANK,
deceased**

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

Executors: Donald S. Filippi and Richard E. Filippi, c/o 504 State Street, Erie, PA 16501

Attorney: Richard E. Filippi, Esquire, 504 State Street, Suite 200, Erie, PA 16501

**FRISINA, KAREN F.,
deceased**

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

Administrator: Stephen E. Frisina, 660 Wright Street, Corry, PA 16407-1257

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

**HUSTED, CARL B.,
deceased**

Late of Green Township, Erie County, Commonwealth of PA

Administratrix: Judy S. Husted, c/o Nadia A. Havard, Esquire, 120 West Tenth Street, Erie, PA 16501

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

**LAMBERT, JAMES L.,
deceased**

Late of the Township of Fairview, Erie County, Pennsylvania

Executor: Matthew H. Lambert, 991 Gunton Drive, Fairview, PA 16415

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

**LEWIS, KENNETH A.,
deceased**

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

Co-Administratrices: Carrie L. Coughenour and Beverly A. Clark, 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

**LYONS, DAVID N.,
deceased**

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

Executrix: Saloma Gilbert, 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

**NIES, ROBERT L.,
deceased**

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

Co-Executors: Charlene A. Nies, 3916 Blossom Terrace, Erie, PA 16506 and Kevin E. Nies, 114 Norman Way, Erie, PA 16508

Attorney: Gary K. Schonhaler, Esquire, The Conrad - F.A. Brevillier House, 502 Parade Street, Erie, PA 16507

**PARIS, RICHARD P.,
deceased**

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

Executor: Sonny P. Paris, 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

**PETERS, MARTHA J., a/k/a
MARTHA JEAN PETERS, a/k/a
MARTHA PETERS,
deceased**

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

Executor: Alan G. Peters, 2330 Ginnan Road, Corning, NY 14830

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

**RODENCAL, EDWARD L.,
deceased**

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

Executor: Timothy A. Rodencal, c/o Leigh Ann Orton, 11 Park Street, North East, PA 16428

Attorney: Leigh Ann Orton, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**WEDZIK, HELEN R., a/k/a
HELEN WEDZIK, a/k/a
HELEN RACHEL WEDZIK,
deceased**

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

Executrix: Mary A. Vorse, 12674 West Lake Road, East Springfield, PA 16411

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

THIRD 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. Paoella, 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 Oregina, 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

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