

# Erie County Legal Journal

Vol. 99 No. 6

February 5, 2016



# Erie County Legal Journal

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

Managing Editor: Heidi M. Weismiller

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

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# Erie County Bar Association

## Calendar of Events and Seminars

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### **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

### **THURSDAY, FEBRUARY 11**

Business & Commercial Law Section Happy Hour

Lavery's Brewing Co.

5:30 p.m.

### **TUESDAY, FEBRUARY 23**

Workers' Compensation Section Meeting

ECBA Headquarters

Noon

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



### **2016 BOARD OF DIRECTORS**

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Feb. 5, 12

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**2016 CUSTODY TRIAL TERMS**

January 11-15, 2016	July 11-15, 2016
February 8-12, 2016	August 15-19, 2016
March 14-18, 2016	September 12-16, 2016
April 11-15, 2016	October 10-14, 2016
May 9-13, 2016	November 14-18, 2016
June 20 -24, 2016	December 12-16, 2016

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**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE WESTERN DISTRICT OF PENNSYLVANIA  
MOTION COURT DATES FOR JUDGE THOMAS P. AGRESTI  
ERIE AND PITTSBURGH DIVISION CASES**

**FEBRUARY 2016 NOTICE**

The following is a list of *February 2016, March 2016 and April 2016* motion court dates and times to be used for the scheduling of motions pursuant to *Local Rule 9013-5(a)* before **Judge Thomas P. Agresti** in the Erie and Pittsburgh Divisions of the Court. The use of these dates for scheduling motions consistent with the requirements of *Local Rule 9013-5(a)* is summarized below and on Judge Agresti's website at: [www.pawb.uscourts.gov](http://www.pawb.uscourts.gov). *The motions will be heard in the Erie Bankruptcy Courtroom, U.S. Courthouse, 17 South Park Row, Erie, PA 16501 and Courtroom C, 54th Floor, U.S. Steel Building, 600 Grant Street, Pittsburgh, PA 15219.*

Counsel for a moving party shall select one of the following dates and times for matters subject to the "self-scheduling" provisions of the *Local Bankruptcy Rules* and the Judge's procedures, insert same on the notice of hearing for the motion, and serve the notice on all respondents, trustee(s) and parties in interest. Where a particular type of motion is listed at a designated time, filers shall utilize that time for the indicated motions(s) *unless*: (a) special arrangements have been approved in advance by the Court, or, (b) another motion in the same bankruptcy case has already been set for hearing at a different time and the moving party chooses to use the same date and time as the previously scheduled matter.

**SCHEDULE CHAPTERS 13 & 12 MOTIONS ON:**

Select the following times, EXCEPT for the specific matters to be scheduled at 11:30 a.m.:

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

**SCHEDULE CHAPTERS 11 & 7 MOTIONS ON:**

Select the following times, EXCEPT for Ch. 7 Motions to Extend/Impose Stay scheduled only at 11:00 am and all sale motions which are only to be scheduled at 11:30 a.m.:

Thursday, February 11, 2016

~~Thursday, February 25, 2016~~

(no longer available)

Friday, February 26, 2016

Wednesday, March 9, 2016

~~Thursday, March 10, 2016~~

(no longer available)

Thursday, March 24, 2016

Thursday, April 7, 2016

Thursday, April 21, 2016

9:30 a.m.:

10:00 a.m.:

10:30 a.m.:

11:00 a.m.:

11:30 a.m.:

Open for all Erie & Pittsburgh Ch. 11 matters

Open for all Erie & Pittsburgh Ch. 11 matters

Open for all Erie & Pittsburgh Ch. 7 matters

Open for all Erie & Pittsburgh Ch. 7 matters,

including all Ch. 7 Motions to Extend/Impose Stay

Ch. 11 and 7 Sale motions at this time, only

***ALL OF THE ABOVE DATES ARE SUBJECT TO REVISION. Please check each month for any changes in the dates that have been published previously. THIS SCHEDULE CAN BE VIEWED ON PACER (Public Access to Court Electronic Records) and on the Court's Web Site ([www.pawb.uscourts.gov](http://www.pawb.uscourts.gov)).***

Michael R. Rhodes

Clerk of Court

Feb. 5

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# 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***

**LEGAL NOTICE**

In re: Karen Zawodnik Holzhausen  
Chapter 13 Bankruptcy Case No.  
15-1014 TPA

Karen Zawodnik Holzhausen vs.  
Godfried W. Holzhausen, et al.  
Adversary Proceeding No. 15-1075 TPA

NOTICE OF A NON-  
EVIDENTIARY HEARING ON  
COMPLAINT FOR PRIVATE  
SALE OF REAL PROPERTY  
FREE AND DIVESTED OF LIENS:  
NOTICE IS HEREBY GIVEN  
THAT the Debtor in the above-  
referenced Bankruptcy has filed a  
Complaint for Private Sale of  
Property Free and Divested of Liens  
seeking approval to sell the property  
located at 11020 Lake Road, North  
East, Pennsylvania 16428 for the  
sum of \$250,000.00 according to  
the terms set forth in the Complaint  
for Private Sale of Property Free  
and Divested of Liens. A hearing  
shall take place on March 2, 2016

at 11:00 a.m. in the Bankruptcy  
Courtroom at the United States  
Courthouse, 17 South Park Row,  
Erie, Pennsylvania 16501. The Court  
will entertain higher offers at the  
hearing. A successful bidder must  
deposit hand money of \$5,000.00  
at the time of the approval of the  
sale by the Court, with the balance  
due to be paid at closing of this sale.  
Examination of the property can be  
obtained by contacting the attorney  
for the Debtor, listed below. Further  
information regarding this sale  
may be found on the Court's EASI  
Website: <http://www.pawb.uscourts.gov/easi.htm>.

Attorney for Debtor/Plaintiff  
Michael S. Jan Janin, Esquire  
The Quinn Law Firm  
2222 West Grandview Blvd.  
Erie, Pennsylvania 16506  
(814)833-2222  
PA JD#38880

Feb. 5

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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 Urbietta, 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

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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# 13th Annual Law Day 5K Run/Walk

## Saturday, April 30, 2016



Presented by the

**ECBA**

ERIE COUNTY BAR ASSOCIATION  
IN COOPERATION WITH  
THE ERIE RUNNERS CLUB

9:00 a.m. - Erie County Courthouse  
140 West Sixth Street

### Pre-registration Entry Fees:

- \$20.00 (adults w/shirt)
- \$15.00 (adults/no shirt)
- \$15.00 (12 and under w/shirt)
- \$10.00 (12 and under/no shirt)

**POSTMARK DEADLINE  
TO PRE-REGISTER IS  
FRIDAY, APRIL 15, 2016**

**Race Premium:** Top-quality, wicking t-shirt.

**You must be pre-registered to be guaranteed a shirt.**

**Day-of-Race Entry Fees:**      \$20 (adult)  
   \$15 (12 or under)



*Part I of the  
2016 Summer Triple Crown Series*

### Packet Pick-up:

There will be a packet pick-up for pre-registered runners and walkers on Friday, April 29 from 3:00 to 6:30 p.m. at the Erie County Bar Association Headquarters, 302 West Ninth Street. Registrations for the event will also be accepted during this time. Day-of-Race registration and Chip pick-up will begin on Saturday, April 30 at 8:00 a.m. at the new Perry Square Event Platform.

Event benefits the ECBA's *Attorneys & Kids Together Program*, supporting the educational needs of Erie's homeless students and the Erie Runners Club Scholarship Fund.

**Register ONLINE at [www.eriebar.com](http://www.eriebar.com).**

**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****ANDERSON, MARY ANN,  
deceased**

Late of the Township of Lawrence Park, County of Erie, State of Pennsylvania  
*Executrix:* Maureen M. Hime, 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

**CONLEY, HELEN A.,  
deceased**

Late of the Township of Millcreek, County of Erie, Commonwealth of Pennsylvania  
*Executor:* Dennis G. Conley, 2031 Jamestown Court, Valencia, PA 16059

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

**DeCAROLIS, SHIRLEY A., a/k/a  
SHIRLEY ANN DeCAROLIS,  
a/k/a SHIRLEY DeCAROLIS,  
deceased**

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

*Executrix:* Laura Jean Caldwell, c/o 3305 Pittsburgh Avenue, Erie, Pennsylvania 16508

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

**FRIED, JAMES G.,  
deceased**

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

*Executor:* Fred J. Fried, c/o 3305 Pittsburgh Avenue, Erie, Pennsylvania 16508

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

**HABAS, ROSE MARY, a/k/a  
ROSE M. HABAS,  
deceased**

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

*Executrix:* Ruth Ann Mason, 3981 Parkway Drive, Edinboro, PA 16412

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

**HARRIS, FRANK E., JR.,  
deceased**

Late of Lawrence Park Township, Erie County, Erie, Pennsylvania  
*Administratrix:* Paula B. Harris, 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

**HUGHES, EARNEST E.,  
deceased**

Late of Millcreek Township  
*Co-Executors:* Earnest E. Hughes, 21 Highgate Drive, San Antonio, TX 78257 and Katherine D. Thornton, 2151 Clark Road, Erie, PA 16510

*Attorney:* Jeffrey D. Scibetta, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**KRUSE, DENNIS J., a/k/a  
DENNIS KRUSE,  
deceased**

Late of the Township of Fairview, Erie County, Pennsylvania

*Executor:* Lindsey Kruse, c/o Martone & Peasley, 150 West Fifth Street, Erie, Pennsylvania 16507

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

**LINDSTROM, MAREN M.,  
deceased**

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

*Executrix:* Lana R. Levitt, c/o 3305 Pittsburgh Avenue, Erie, Pennsylvania 16508

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

**SEXTON, JAMES W.,  
deceased**

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

*Co-Administrators:* Teresa A. Folmar & James B. Sexton

*Attorney:* Thomas J. Minarcik, Esquire, Elderkin Law Firm, 150 East 8th Street, Erie, PA 16501

**STEWART-BARKER,  
MARJORIE V.,  
deceased**

Late of North East Township, Erie County, North East, Pennsylvania  
*Executrix:* Caroline L. Dempsey, 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

**WICKLES, LYDIA A.,  
deceased**

Late of Millcreek Township  
*Administrator:* Martin G. Wickles, 3017 Westline Street, Erie, PA 16506

*Attorney:* Jeffrey D. Scibetta, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**SECOND 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

**THORTON, 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

**THIRD 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. Schonthaler, 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**

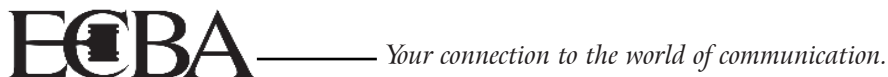
Late of North East Township, Erie County, Commonwealth of Pennsylvania  
*Executor:* Timothy A. Rodencal, c/o Leigh Ann Orton, 11 Park Street, North East, PA 16428  
*Attorney:* Leigh Ann Orton, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**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

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Pittsburgh, PA 15222 -----*kcolosimo@fbtlaw.com*

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Erie, PA 16501 -----*jmead@eriecountypa.gov*

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