

*Erie
County
Legal
Journal*

July 8, 2016

Vol. 99 No. 28



Erie County Legal Journal

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

Managing Editor: Heidi M. Weismiller

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

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

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Erie County Bar Association Calendar of Events and Seminars

THURSDAY, JULY 26, 2016

ECBA Mid-Year Membership Meeting
Sheraton Hotel

Guest Speaker: *Hon. John E. Jones, III*
more details coming soon

WEDNESDAY, AUGUST 10, 2016

ECBA Live Lunch-n-Learn Seminar

Mindfulness: The benefits of being present in the moment for your clients and yourself
Bayfront Convention Center

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

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

\$87 (nonmember) \$47 (member judge not needing CLE)

1.5 hours ethics

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



Erie County Bar
Association



@eriepabar

CHANGES IN CONTACT INFORMATION OF ECBA MEMBERS

NEW EMAIL ADDRESS

WILLIAM DOPIERALA ----- *bdopes50@gmail.com*

DAMON C. HOPKINS ----- *DamonHopkinsLaw@gmail.com*

2016 BOARD OF DIRECTORS ————— Melissa H. Shirey, President

Craig Murphey, First Vice President

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BANKRUPTCY NOTICE

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

IN RE: GREAT PLAINS
EXPLORATION, LLC, Debtor

GUY C. FUSTINE, CHAPTER 7
TRUSTEE, Movant

vs.

CITIZENS BANK, N.A., et al.,
Respondents

Case No. 12-10058-TPA
Chapter 7

Date and Time of Hearing: July 21,
2016 at 11:30 a.m.

**NOTICE OF HEARING
ON MOTION TO SELL
PROPERTY FREE AND
DIVESTED OF LIENS**

NOTICE IS HEREBY GIVEN THAT
the Trustee has filed a Motion for
Order Approving Sale of Oil and Gas
Leases and Related Personal Property
Free and Divested of Liens (“Sale
Motion”) at Document No. 1632,
concerning the following property:

Substantially all well and mineral
assets of Great Plains Exploration,
LLC as identified in the Sale Motion
on file in the Bankruptcy Court, to
the highest bidder(s) for the assets by
public auction, in bulk or piecemeal,
according to the terms set forth in the
Sale Motion.

On or before July 14, 2016, any
Objections to the sale shall be filed
with the U.S. Bankruptcy Court, U.S.
Courthouse, Room B160, 17 South
Park Row, Erie, PA 16501, with a
copy served on all interested parties.
A hearing is scheduled for *July
21, 2016 at 11:30 A.M.*, before
Judge Thomas P. Agresti in the
Erie Bankruptcy Courtroom, U.S.
Courthouse, 17 South Park Row,
Erie, PA 16501, at which time offers
will be considered and Objections to
the sale will be heard.

Arrangements for inspection prior to
said sale hearing may be made with:
Guy C. Fustine, Esq., Trustee
Knox McLaughlin Gornall &
Sennett, P.C.

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

gfustine@kmgslaw.com

Jul. 8

BANKRUPTCY NOTICE

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

IN RE: JOHN D. OIL AND GAS
COMPANY, Debtor

GUY C. FUSTINE, CHAPTER 7
TRUSTEE, Movant

vs.

CITIZENS BANK, N.A, et al.,
Respondents

Case No. 12-10063-TPA
Chapter 7

Date and Time of Hearing: July 21,
2016 at 11:30 a.m.

**NOTICE OF HEARING
ON MOTION TO SELL
PROPERTY FREE AND
DIVESTED OF LIENS**

NOTICE IS HEREBY GIVEN THAT
the Trustee has filed a Motion for
Order Approving Sale of Oil and Gas
Leases and Related Personal Property
Free and Divested of Liens (“Sale
Motion”) at Document No. 1119,
concerning the following property:

Substantially all well and mineral
assets of John D. Oil and Gas
Company as identified in the Sale
Motion on file in the Bankruptcy
Court, to the highest bidder(s) for
the assets by public auction, in bulk
or piecemeal, according to the terms
set forth in the Sale Motion.

On or before July 14, 2016, any
Objections to the sale shall be filed
with the U.S. Bankruptcy Court, U.S.
Courthouse, Room B160, 17 South
Park Row, Erie, PA 16501, with a
copy served on all interested parties.
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Courthouse, 17 South Park Row,
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Guy C. Fustine, Esq., Trustee
Knox McLaughlin Gornall &
Sennett, P.C.

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Erie, PA 16501
(814) 459-2800

gfustine@kmgslaw.com

Jul. 8

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Joseph P. Maloney, CPA, CFE, CFF

Joseph P. Maloney, CPA, CFE, CFF • Michael J. Reed, CPA • James R. Scarpitti, CPA
Rick L. Clayton, CPA • Christopher A. Elwell, CPA • Ryan Garofalo, CPA

Confidential inquiries by phone or email to mrsinfo@mrs-co.com.

3703 West 26th St.
Erie, PA 16506
814/833-8545

113 Meadville St.
Edinboro, PA 16412
814/734-3787

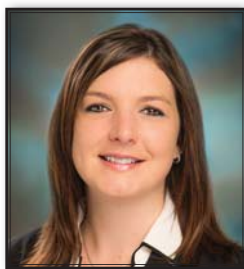
Attorneys Join Quinn Law Firm

The Quinn Law Firm is pleased to announce Attorney Jenna Strohmeyer and Attorney Melissa Larese have joined the firm. Attorney Strohmeyer specializes in municipal and land use law, as well as environmental law and general litigation. Attorney Larese's practice focuses on the probate and administration of decedent's estates, Estate Planning, including Wills, Powers of Attorney, Health Care Powers of Attorney, and Living Wills.



Jenna Strohmeyer, Attorney

Nova Southeastern University Shepard Broad College of Law,
Ft. Lauderdale, Florida - Juris Doctorate 2013
Florida International University, Miami, Florida
Bachelor of Arts 2010



Melissa Larese, Attorney

Duquesne University School of Law, Pittsburgh,
Pennsylvania - Juris Doctorate 2010
Gannon University, Erie, Pennsylvania
Bachelor of Arts 2006

adobe 194327

QUINN LAW FIRM

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www.quinnfirm.com

2222 West Grandview
Erie 16506

833.2222



CHANGE OF NAME NOTICE

In the Court of Common Pleas of Erie County, Pennsylvania
Docket No. 10745-2015

In re: James Henderson

Notice is hereby given that a petition was filed in the above named Court, requesting an Order to change the name of James Henderson to Al-Mujahid Sirrajuldeen Siffullah Mummad Ibn Timun.

The Court has fixed the 12th day of August, 2016 at 10:30 a.m. in Courtroom G, Room 222 of the Erie County Courthouse, 140 W. 6th St., Erie, PA 16501 as the time and date for the hearing on said petition, when and where all interested parties may appear and show cause, if any they have, why the prayer of the petitioner should not be granted.

Jul. 8

CHANGE OF NAME NOTICE

In the Court of Common Pleas of Erie County, Pennsylvania
Docket No. 11711-2016

In re: Karsen Benson Aikens, a minor
Notice is hereby given that a petition was filed in the above named Court, by Rebecca Ann Leonard, requesting an Order to change the name of Karsen Benson Aikens to Karsen Benson Dodge.

The Court has fixed the 9th day of August, 2016 at 3:00 p.m. in Courtroom G, Room 222 of the Erie County Courthouse, 140 W. 6th St., Erie, PA 16501 as the time and date for the hearing on said petition, when and where all interested parties may appear and show cause, if any they have, why the prayer of the petitioner should not be granted.

Jul. 8

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

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on April 27, 2016 for Rule Of Thirds Studio located at 3029 Glenwood Park Ave., Erie, PA 16508. The name and address of each individual interested in the business is Sara Sauers, 3029 Glenwood Park Ave., Erie, PA 16508. This was filed in accordance with 54 PaC.S. 311.

Jul. 8

INCORPORATION NOTICE

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, for a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is Erie Catholic School System, Inc. Colleen R. Stumpf, Esquire Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc.

2222 West Grandview Boulevard
Erie, Pennsylvania 16506-4508

Jul. 8

INCORPORATION NOTICE

NOTICE is hereby given that Lake City Lanes, Corp. has been incorporated under the provisions of the Business Corporation Law of 1988, as amended.

Grant M. Yochim, Esquire
Steadman Law Office
24 Main Street East
PO Box 87
Girard, PA 16417

Jul. 8

INCORPORATION NOTICE

NOTICE is hereby given that West County Renegades has been incorporated under the provisions of the Nonprofit Corporation Law of 1988, as amended.

Grant M. Yochim, Esquire
Steadman Law Office
24 Main Street East
PO Box 87
Girard, PA 16417

Jul. 8

LEGAL NOTICE

UNIVERSAL MORTGAGE CORPORATION OF WISCONSIN, now known as UNIVERSAL MORTGAGE CORPORATION, SHOULD TAKE NOTICE that Mary Ann Brugger has filed a Petition to Compel Satisfaction of Mortgage against it concerning a mortgage recorded in Erie County Mortgage Book 1245, page 102.

MARY ANN BRUGGER, Plaintiff
v.

UNIVERSAL MORTGAGE CORPORATION OF WISCONSIN, now known as UNIVERSAL MORTGAGE CORPORATION, Defendant
IN THE COURT OF COMMON PLEAS OF ERIE COUNTY, PENNSYLVANIA
CIVIL DIVISION
DOCKET NO. 11032 - 2016

NOTICE

TO: UNIVERSAL MORTGAGE CORPORATION OF WISCONSIN, now known as UNIVERSAL MORTGAGE CORPORATION

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

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

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

LAWYERS REFERRAL & INFORMATION SERVICE
P.O. BOX 1792, ERIE,

PENNSYLVANIA 16507

(814) 459-4411

Monday-Friday, 8:30 a.m. – Noon;

1:15 p.m. - 3:00 p.m.

Andrew M. Schmidt

(Pa. ID No. 89448)

Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc.

2222 West Grandview Boulevard

Erie, Pennsylvania 16506

(814) 833-2222

Jul. 8

LEGAL NOTICE

NOTICE TO YVONNE CALDERON. IN THE COURT OF COMMON PLEAS OF ERIE COUNTY PENNSYLVANIA. James E. Calderon vs Yvonne Calderon No. 11874-2015 You have been sued for a no-fault divorce based on separation of more than 2 years. The court has authorized service by publication as all reasonable efforts to serve you have been unsuccessful. If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court within 20 days of this public notice. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE. LAWYERS REFERRAL SERVICE. PO BOX 1792, ERIE, PA 16507. 814-459-4411

Jul. 8

LEGAL NOTICE

Erie County

Court of Common Pleas

Number: 11347-16

Notice of Action in Mortgage

Foreclosure

Nationstar Mortgage LLC d/b/a Champion Mortgage Company, Plaintiff v. Bonnie Jean Buell, Known Surviving Heir of Evelyn Snow, Deborah L. Ponting, Known Surviving Heir of Evelyn Snow, Mary M. Snow, Known Surviving Heir of Evelyn Snow and Unknown Surviving Heirs of Evelyn Snow, Defendants

TO: Unknown Surviving Heirs of Evelyn Snow. Premises subject to foreclosure: 2020 Norcross Road, Erie, Pennsylvania 16510. NOTICE: If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you. You should take this notice to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer. If you cannot afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee. **Lawyer Referral Service, PO Box 1792, Erie, Pennsylvania 16507, (814) 459-4411.** McCabe, Weisberg & Conway, P.C., Attorneys for Plaintiff, 123 S. Broad St., Ste. 1400, Phila., PA 19109, 215-790-1010

Jul. 8

LEGAL NOTICE

LIENS AND CLAIMS FOR

MILLCREEK WATER

AUTHORITY SERVICE

Since its purchase of the assets of Millcreek Township Water Authority (MTWA) on December 18, 2015, Erie Water Works has provided service to all properties in Millcreek

Township served by public water and has issued bills for service from that date.

Bills issued by MTWA for its service to properties through December 18, 2015 are liens upon the properties until paid. All receivables due to MTWA upon its termination were assigned to Millcreek Township. MTWA filed liens with the Prothonotary as to most of the delinquent accounts. Liens have not yet been filed as to accounts having balances of \$30 or less.

Individual municipal lien claims are on file with the Prothonotary. MTWA's assignment of claims and liens is on record in the office of the Recorder of Deeds at Instrument No. 2016-005751. This notice includes all delinquent accounts. All amounts are now due to Millcreek Township. Millcreek Township will satisfy filed liens as payment is received. It will periodically amend the recorded notice of assignment to delete accounts whose balances have been paid. Account balances will include \$23 in lien filing and satisfaction fees and interest on unpaid accounts accrues at the rate of 10% per year. Please contact Gail Jares at 833-1111, ext. 316 for account balance certifications. This contact should be made in addition to that to Erie Water Works for current service.

Jul. 1, 8

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

**JULY 22, 2016
at 10:00 AM**

All parties in interest and claimants are further notified that a schedule of distribution will be on file in the Sheriff's Office no later than 30 days after the date of sale of any property sold hereunder, and distribution of the proceeds made 10 days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

All bidders are notified prior to bidding that they MUST possess a cashier's or certified check in the amount of their highest bid or have a letter from their lending institution guaranteeing that funds in the amount of the bid are immediately available. If the money is not paid immediately after the property is struck off, it will be put up again and sold, and the purchaser held responsible for any loss, and in no case will a deed be delivered until money is paid.

John T. Loomis
Sheriff of Erie County

July 1, 8, 15

SALE NO. 1

**Ex. #10624 of 2016
NORTHWEST SAVINGS
BANK, Plaintiff**

v.

**DAVID J. LYON AND MELISSA
J. LYON, Defendant**

LEGAL DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the First Ward of the City of Corry, County of Erie and State of Pennsylvania, bounded and described as follows, to-wit:

COMMENCING at a point in the southeast line of South Center Street and lands of the Redevelopment Authority; THENCE north 40° 22' 00" west, 632.88 feet along South Center Street to the place of

beginning; THENCE north 66° 56' 30" east, 450.43 feet to an iron pin; THENCE south 40° 22' 00" east, 113 feet to an iron pin; THENCE south 53° 13' 38" west, 430.88 feet along Parcel No. 2 of Skinner Subdivision No. 1 as recorded as Erie County Map 1995-7 to an iron pin situate in the east boundary of South Center Street; THENCE north 40° 22' 00" west, 220 feet to the place of beginning. Having erected thereon a 1 1/2-story family dwelling with 2-car attached garage, and commonly known as 770 South Center Street, Corry, PA. Being Parcel No. 1 of Skinner Subdivision No. 1, prepared by Terry A. Darnofall, R.L.S., 19748-E, on October 13, 1994 and recorded in the Office of the Recorder of Deeds as Map 1995-7 on January 10, 1995. Bearing Erie County Tax Assessment Number (5) 39-161-34. BEING that same parcel or piece of land conveyed to David J. Lyon and Melissa J. Lyon by Deed dated May 11, 2006, and recorded May 15, 2006 with the Erie County Recorder of Deed's Office in Erie County, Pennsylvania at Instrument No. 2006-01445 1, Deed Book 1327, Page 1165, and bearing Erie County Index No. (5) 39-161-34 and being commonly known as 770 South Center Street, Corry, PA 16407.

Mark G. Claypool, Esquire
Knox McLaughlin Gornall & Sennett, P.C.
120 West Tenth Street
Erie, Pennsylvania 16501
(814) 459-2800

July 1, 8, 15

SALE NO. 2

**Ex. #12896 of 2015
NORTHWEST SAVINGS
BANK, Plaintiff**

v.

**NORTH AMERICAN
PRESORT, INC.,**

LEGAL DESCRIPTION

ALL that certain piece or parcel of land situate in the Township of Harborcreek, County of Erie and Commonwealth of Pennsylvania, being Lot No. Fifty-three (53) of Fairfield-on-the-Lake, Section Two

(2) of Andrews Land Company Subdivision, of part of Reserve Tract 245, in Harborcreek Township, Erie County Pennsylvania.

Being that same parcel or piece of land conveyed to North American Presort, Inc. by Deed dated July 25, 2005 and recorded August 18, 2005 with the Erie County Recorder of Deed's Office in Erie County, Pennsylvania at Deed Book 1262, Page 26 and being commonly known as 4936 East Lake Road and bearing Erie County Tax index Number (27) 004-070.0-002.00.

Mark G. Claypool, Esquire
Knox McLaughlin Gornall & Sennett, P.C.
120 West Tenth Street
Erie, Pennsylvania 16501
(814) 459-2800

July 1, 8, 15

SALE NO. 3

**Ex. #12901 of 2015
HSBC Bank USA, N.A., as
Trustee for the Registered
Holders of First NLC Trust 2007-
1 Mortgage-Backed Certificates,
Series 2007-1, Plaintiff**

v.

**JODIE WESTMAN A/K/A
JODIE M. WESTMAN,
Defendant**

LEGAL DESCRIPTION

ALL that certain piece or parcel of land situate in the City of Erie County of Erie and Commonwealth of Pennsylvania, being more particularly described as follows, to wit: BEGINNING at a point in the south line of Thirtieth Street, one hundred ninety-five (195) feet east of the east line of Cascade Street; thence southwardly and parallel with the east line of Cascade Street; one hundred thirty-five (135) feet to a point; thence eastwardly and parallel with the south line of Thirtieth Street, thirty (30) feet to a point; thence northwardly and parallel with the east line of Cascade Street, one hundred thirty five (135) feet to a point in the south line of Thirtieth Street; and thence westwardly along the south line of Thirtieth Street, thirty (30) feet

to the place of beginning. Being commonly known as 941 West 30th Street, Erie, Pennsylvania and bearing Erie County Tax Identification Number (19) 6040-218

BEING KNOWN AS: 941 W 30th Street, Erie, PA 16508

PARCEL NUMBER: (19) 6040-218
TITLE TO SAID PREMISES IS VESTED IN Jodie M. Westman, a single person, as sole owner BY DEED FROM, Jodie M. Westman, a married person DATED 05/19/2007 RECORDED 06/21/2007 IN DEED BOOK 1425 PAGE 704.

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

July 1, 8, 15

SALE NO. 4

Ex. #13059 of 2015
MARQUETTE SAVINGS BANK, Plaintiff

v.

MOZELLA L. RUNTER, Sole Heir of MILDRED H. WEBB, Deceased, Defendant

SHERIFF'S SALE

By virtue of a Writ of Execution filed at No. 2015-13059, Marquette Savings Bank vs. Mozella L. Hunter, Sole Heir of Mildred H. Webb, Deceased, owner of property situate in the City of Erie, Erie County, Pennsylvania being: 228 East 26th Street, Erie, Pennsylvania. 36.5' X 82.5' X 36.5' X 82.5' Assessment Map Number: (18) 5011-127

Assessed Value Figure: \$29,300.00
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

July 1, 8, 15

SALE NO. 5

Ex. 10713 of 2016
MARQUETTE SAVINGS BANK, Plaintiff
v.
CHRISTOPHER J. CHIMERA, Defendant

SHERIFF'S SALE

By virtue of a Writ of Execution filed at No. 2016-10713, Marquette Savings Bank vs. Christopher J. Chimera, owner of property situate in the City of Erie, Erie County, Pennsylvania being: 2629 Poplar Street, Erie, Pennsylvania.

37' X 125.67' X 37' X 125.67'
Assessment Map Number: (19) 6043-330
Assessed Value Figure: \$69,700.00
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

July 1, 8, 15

SALE NO. 6

Ex. #10711 of 2016
MARQUETTE SAVINGS BANK, Plaintiff

v.

RONALD S. YARMAN and CHERIE J. YARMAN, Defendants

SHERIFF'S SALE

By virtue of a Writ of Execution filed at No. 2016-10711, Marquette Savings Bank vs. Ronald S. Yarman and Cherie J. Yarman, owners of property situate in the City of Erie, Erie County, Pennsylvania being: 2626-2650 Glenwood Park Avenue, Erie, Pennsylvania.

0.4331 Acres approx. and 0.1834
Assessment Map Number: (18) 5089-202 and (18) 5089-200
Assessed Value Figure: \$28,300.00 and \$132,000.00
Improvement Thereon: Commercial Vacant and Apartments Eugene C. Sundberg, Jr., Esq. Marsh Spaeder Baur Spaeder & Schaaf, LLP
Suite 300, 300 State Street
Erie, Pennsylvania 16507
(814) 456-5301

July 1, 8, 15

SALE NO. 7

Ex. #10078 of 2016
DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC, Plaintiff
v.

KARA L NADAL

LYNNE A WILTSIE, Defendants
DESCRIPTION

All that certain piece or parcel of land situate in the Second Ward of the Borough of Union City, County of Erie and State of Pennsylvania, on the South side of the Waterford Road, bounded and described as follows, to-wit: Commencing at a post on the South side of Waterford Road and the Northwest corner of land now or formerly occupied by Anderson, and running; Thence West along Waterford Road 85 feet to a post in the corner of land now or formerly of Bessie J. Lewis; Thence South along the East line of land now or formerly of the said Bessie J. Lewis, 196 feet and 4 inches to a post at the Southeast corner of land now or formerly of Bessie J. Lewis aforesaid; Thence East 15 feet to a post in the corner of land now or formerly of Anderson; Thence in a Northeasterly direction along the line of land now or formerly of Anderson to a post on the South side of Waterford Road, the place of beginning, and having erected thereon a frame house and other improvements.

Also all that certain piece or parcel of land situate in the Second Ward of the Borough of Union City, County of Erie and State of Pennsylvania, bounded and described as follows, to-wit: Bounded on the North by land now or formerly of Roy L. Buel and Margaret E. Buel, land now or formerly of Bessie J. Lewis, land now or formerly of Ed Smith, and land now or formerly of Minnie E. Anderson to the water line as now laid by the Shreve Chair Company where it crosses the land now or formerly of Minnie E. Anderson; Bounded on the West by the said water line of the Shreve Chair Company; Bounded on the South by Little French Creek and; Bounded on the East by Thompson Run.
PARCEL NUMBER: 42-7-15-13
PROPERTY ADDRESS: 52 Waterford Street, Union City, PA 16438
KML Law Group, P.C.
Suite 5000 - BNY Independence Center, 701 Market Street

Philadelphia, PA 19106
(215) 627-1322

July 1, 8, 15

SALE NO. 8

Ex. #10498 of 2016
LOANDEPOT.COM, LLC,
Plaintiff

v.

LISA D. SKREKLA, 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 Number One Hundred Fifty-three (153) of Euclid Heights Subdivision, a plan of which is recorded in Map Book No. 2, Pages 368 and 369 in the Office of the Recorder of Deeds of Erie County, Pennsylvania, to which plan reference is hereby made tor a further description of said lot.

Being further identified as Erie County Tax Index No. 18-052-0370-30600

PROPERTY ADDRESS: 3908 Zimmerman Road Erie, PA 16510

KML Law Group, P.C.

Suite 5000 - BNY Independence Center, 701 Market Street

Philadelphia, PA 19106

(215) 627-1322

July 1, 8, 15

SALE NO. 9

Ex. #13518 of 2015
U.S. Bank National Association,
as Trustee for the Pennsylvania
Housing Finance Agency,
Plaintiff

v.

Jennifer L. Highfill, Defendant

SHERIFF'S SALE

By virtue of a Writ of Execution No. 2015-13518 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff VS. JENNIFER L. HIGHFILL, Defendant

Real Estate: 2616 PLUM STREET, ERIE, PA 16508

Municipality: City of Erie, Erie County, Pennsylvania

Dimensions: 75' x 34'

See Deed Instrument 2012-013914

Tax I.D. (19) 6039-303

Assessment: \$14,900. (Land)
\$68,310. (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

July 1, 8, 15

SALE NO. 11

Ex. #12788 of 2015
U.S. Bank National Association,
as Trustee for the Pennsylvania
Housing Finance Agency,
Plaintiff

v.

Nancy Salazar and Ricardo
Salazar, Defendants

SHERIFF'S SALE

By virtue of a Writ of Execution No. 2015-12788 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff VS. NANCY SALAZAR AND RICARDO SALAZAR, Defendants
Real Estate: 1542 FAIRMOUNT PARKWAY, ERIE, PA
Municipality: City of Erie
Erie County, Pennsylvania
Dimensions: 40 X 139.9

See Deed Book 1324, page 565.

Tax I.D. (18) 5113-132

Assessment: \$17,600 (Land)

\$51,030 (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

July 1, 8, 15

SALE NO. 12

Ex. #11214 of 2015
U.S. Bank National Association,
as Trustee, successor in interest
to Bank of America, National
Association, as Trustee, successor
by merger to LaSalle Bank
National Association, as Trustee
for Structured Asset Investment
Loan Trust Mortgage Pass-
Through Certificates, Series
2004-8, Plaintiff

v.

Martha E. Kocher, Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution file to No. 11214-15 U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for Structured Asset Investment Loan Trust Mortgage Pass-Through Certificates, Series 2004-8 vs. Martha E. Kocher, owner(s) of property situated in The City of Erie, County of Erie, Commonwealth of Pennsylvania being 2914 Raspberry Street, Erie, PA 16508

1827 sq. ft., .1102 acres

Assessment Map Number:
19-6219.0-303.00

Assessed Value figure: \$77,800.00

Improvement thereon: Single Family Dwelling

Manley Deas Kochalski LLC

P.O. Box 165028

Columbus, OH 43216-5028

614-220-5611

July 1, 8, 15

SALE NO. 13

Ex. 10028 of 2016
LSF8 Master Participation Trust,
Plaintiff

v.

Alvey F. Lester; Billie Jo Lester,
Defendant

SHERIFF'S SALE

By virtue of a Writ of Execution file to No. 10028-16 LSF8 Master Participation Trust vs. Alvey F. Lester; Billie Jo Lester owner(s) of property situated in The Township of Washington, County of Erie, Commonwealth of Pennsylvania being 12929 Hill Road, Waterford, PA 16441

1296 sq. ft.

Assessment Map Number:.
45011057000201

Assessed Value figure:
\$150,000.00

Improvement thereon: Single Family Dwelling

Manley Deas Kochalski LLC

P.O. Box 165028

Columbus, OH 43216-5028

614-220-5611

July 1, 8, 15

SALE NO. 14

Ex. #13087 of 2015

**Federal National Mortgage Association ("Fannie Mae"),
Plaintiff**

v.

**Charles R. Caskey and
Christine A. Caskey, Defendant**

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 2015-13087, Federal National Mortgage Association ("Fannie Mae") v. Charles R. Caskey and Christine A. Caskey, owners of property situated in Erie, Erie County, Pennsylvania, being 2939 Zimmerman Road, Erie, PA 16510

All that certain piece or parcel of land situate, lying and being in Reserve Tract 55, in the City of Erie, County of Erie and State of Pennsylvania, bounded and described as follows:

BEGINNING at the southernmost corner of land herein described, a point in the center line of Zimmerman Road, the corner common to land of Henry A. Tillman, formerly, now Louise Tillman, (widow), distant six hundred eighty-two and 36/100 (682.36) feet, north forty-seven (47) degrees fifty-nine (59) minutes west along the center line of said Road from a City landmark at an angle in said center line, said angle being a corner of land conveyed to Elam L. Caskey by Deed recorded in Erie County Deed Book 157, page 163; thence north forty-seven (47) degrees fifty-nine (59) minutes west along the center line of Zimmerman Road, ninety-five and 17.100 (95.17) feet to a point in said center line; thence north forty-one (41) degrees fifty-six (56) minutes east along the southeast line of land conveyed by Raymond C. Caskey and Florence C. Caskey, his wife, to Jean E. Banaszek and Harry E. Banaszek, his wife, by Deed dated September 3, 1954, at twenty-five (25.0) feet passing in line an iron pipe, in all one hundred thirty-one and 50/100 (131.50) feet to an iron pipe; thence north thirty-three (33) degrees thirty-seven (37) minutes east, continuing along the southeast

line of said land conveyed to Jean E. Banaszek and Harry E. Banaszek, her husband, three hundred eighty-three and 85/100 (383.85) feet to an iron pipe in the south right of way line of the Pennsylvania Railroad; thence south eighty-three (83) degrees thirty-four (34) minutes east along said Railroad right of way line, eighty-four and forty-nine hundredths (84.49) feet to an old iron pin in said right of way line; thence south, thirty-three (33) degrees thirty-seven (37) minutes west along the northwesterly line of land conveyed to Henry A. Tillman by Deed recorded in Erie County Deed Book 152, page 725, now owned by Louisa Tillman heirs, at five hundred forty-one and twelve hundredths (541.12) feet, passing in line an iron pin in the northeasterly right of way line of Zimmerman Road, in all five hundred sixty-six and thirty-nine hundredths (566.39) feet to the place of beginning. Having erected thereon a two story frame dwelling house and two car garage, known as 2939 Zimmerman Road, Erie, Pennsylvania. Being the same premises conveyed to parties of the first part herein by Deed recorded in Erie County Deed Book 1051, page 113 on August 23, 1971.

Assessment Map number: 18-051-022.0-103.00
 Assessed Value figure: \$93,030.00
 Improvement thereon: Residential Dwelling
 Martha E. Von Rosenstiel, Esquire
 ID No. 52634
 649 South Avenue, Unit 46
 P.O. Box 822
 Secane, PA 19018
 610-328-2887

July 1, 8, 15

SALE NO. 15

Ex. #10752-2016

FIRST NATIONAL BANK OF PENNSYLVANIA, Plaintiff

v.

**SUSAN L. KLOBUSNIK a/k/a
SUSAN L. VAN SLYKE, an
Incapacitated Person, Defendant**

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 10752-2016 First

National Bank of Pennsylvania VS. Susan L. Klobusnik a/k/a Susan L. Van Slyke, an Incapacitated Person Susan L. Klobusnik a/k/a Susan L. Van Slyke, an Incapacitated Person, owner of property situated in Township of Springfield, Erie County, Pennsylvania being 5151 Academy Street, East Springfield, Pennsylvania 16411

Approximately 0.1224 acres of land
 Assessment Map Number:
 (39) 47-16-12
 Assessed Value Figure: 63,600.00
 Improvement Thereon: One Family Frame Dwelling
 Nicholas R. Pagliari
 MacDonald, Illig, Jones & Britton, LLP
 100 State Street, Suite 700
 Erie, Pennsylvania 16507-1459
 (814) 870-7754

July 1, 8, 15

SALE NO. 16

Ex. #11688 of 2015

EquiCredit Corporation of America, Plaintiff

v.

Gary L. Fleming, Jr., Erin L. Fleming and The United States of America c/o the U.S. Attorney for the Western District of Pennsylvania, Defendants

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11688-15, EquiCredit Corporation of America vs. Gary L. Fleming, Jr., Erin L. Fleming and The United States of America c/o the U.S. Attorney for the Western District of Pennsylvania, owners of property situated in City of Erie, Erie County, Pennsylvania being 633 W. 6th Street, Erie, PA 16507
 Assessment Map number: 17-4019-210

Improvement thereon: Residential Dwelling
 Robert W. Williams, Esquire
 1 E. Stow Road
 Marlton, NJ 08053
 (856) 482-1400

July 1, 8, 15

SALE NO. 17

Ex. #10407 of 2015

**Nationstar Mortgage LLC
v.**

**Eleazar Ortiz, Original
Mortgagor and Faviola Ortiz
Original Mortgagor and Real
Owner**

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 2015-10407 Nationstar Mortgage LLC vs. Eleazar Ortiz, Original Mortgagor and Faviola Ortiz Original Mortgagor and Real Owner, owners of property situated in Erie City, Erie County, Pennsylvania being 1266 E 28th St, Erie, PA 16504

Assessment Map number:
18-5104.0-139.00

Improvement thereon: Residential Dwelling

Robert W Williams, Esquire

1 E. Stow Road

Marlton, NJ 08053

(856) 482-1400

July 1, 8, 15

SALE NO. 18

Ex. #13169 of 2015

**The Bank of New York Mellon,
f/k/a The Bank of New York as
Successor to JPMorgan Chase
Bank, National Association,
as Indenture Trustee for The
Registered Holders of Abfs
Mortgage Loan Trust 2002-3,
Mortgage-Backed Pass-Through
Certificates, Series 2002-3,
Plaintiff**

v.

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

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 2015-13169 The Bank of New York Mellon, f/k/a The Bank of New York as Successor to JPMorgan Chase Bank, National Association, as Indenture Trustee for The Registered Holders of Abfs Mortgage Loan Trust 2002-3, Mortgage-Backed Pass-Through Certificates, Series 2002-3 vs. Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Francine A. Bargielski, Deceased Amount Due: \$48,462.95

Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Francine A. Bargielski, Deceased, owner(s) of property situated in CITY OF ERIE, Erie County, Pennsylvania being 425 Parade Street, Erie, PA 16507-1624
Dimensions: 40 X 100

Acreage: 0.0918
Assessment Map number:
14010014024100

Assessed Value: \$27,000
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

July 1, 8, 15

SALE NO. 19

Ex. #12899 of 2015

**Citifinancial Servicing LLC,
Plaintiff**

v.

**Unknown Heirs, Successors,
Assigns, and All Persons, Firms,
or Associations Claiming Right,
Title or Interest From or Under
Gladys Carniewski a/k/a Gladys
A. Carniewski, Deceased,
Defendant(s)**

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 12899-2015

Citifinancial Servicing LLC vs.

Unknown Heirs, Successors,

Assigns, and All Persons, Firms,

or Associations Claiming Right,

Title or Interest From or Under

Gladys Carniewski a/k/a Gladys A.

Carniewski, Deceased

Amount Due: \$67,999.22

Unknown Heirs, Successors,

Assigns, and All Persons, Firms,

or Associations Claiming Right,

Title or Interest From or Under

Gladys Carniewski a/k/a Gladys A.

Carniewski, Deceased, owner(s) of

property situated in MILLCREEK

TOWNSHIP, Erie County,

Pennsylvania being 5924 Shepard

Drive, a/k/a 5924 Shepard Road,

Erie, PA 16509-4144

Dimensions: 39 X 22

Acreage: 1.0000
Assessment Map number:
33154487001400

Assessed Value: \$78,200.00

Improvement thereon: residential Phelan Hallinan Diamond & Jones, LLP

One Penn Center at Suburban Station, Suite 1400

1617 John F. Kennedy Boulevard

Philadelphia, PA 19103-1814

(215) 563-7000

July 1, 8, 15

SALE NO. 20

Ex. #10253 of 2016

**PHH Mortgage Corporation
(f/k/a Cendant Mortgage
Corporation), Plaintiff**

v.

**Nathaniel S. Epps
Paula Epps, Defendant(s)**

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 10253-16 PHH Mortgage Corporation (f/k/a Cendant Mortgage Corporation) vs.

Nathaniel S. Epps, Paula Epps

Amount Due: \$38,986.43

Nathaniel S. Epps, Paula Epps,

owner(s) of property situated in

ERIE CITY, Erie County,

Pennsylvania being 618 West 5th

Street, Erie, PA 16507-1125

Dimensions: 41.25 X 165

Acreage: 0.1562

Assessment Map number:
17040020024400

Assessed Value: \$42,400.00

Improvement thereon: residential

Phelan Hallinan Diamond

& Jones, LLP

One Penn Center at Suburban

Station, Suite 1400

1617 John F. Kennedy Boulevard

Philadelphia, PA 19103-1814

(215) 563-7000

July 1, 8, 15

SALE NO. 21

Ex. #13056 of 2015

**Wells Fargo Financial
Pennsylvania, Inc., Plaintiff**

v.

**Daniel M. Gorr
Kimberly Ann Gorr a/k/a
Kimberly A. Gorr, Defendant(s)**

SHERIFF'S SALE

By virtue of a Writ of Execution

filed to No. 13056-15
 Wells Fargo Financial Pennsylvania, Inc. vs. Daniel M. Gorr, Kimberly Ann Gorr a/k/a Kimberly A. Gorr
 Amount Due: \$119,232.18
 Daniel M. Gorr, Kimberly Ann Gorr a/k/a Kimberly A. Gorr, owner(s) of property situated in MILLCREEK TOWNSHIP, Erie County, Pennsylvania being 3260 West 13th Street, Erie, PA 16505-3724
 Dimensions: 50 X 162.50
 Acreage: 0.1865
 Assessment Map number: 33035074002300
 Assessed Value: \$106,100
 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

July 1, 8, 15

SALE NO. 22

Ex. #10438 of 2016
Deutsche Bank National Trust Company, as Trustee for Meritage Mortgage Loan Trust 2005-3, Asset-Backed Certificates, Series 2005-3, Plaintiff

v.

Amy A. Graves, Randy S. Graves, Defendant(s)

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 10438-16
 Deutsche Bank National Trust Company, as Trustee for Meritage Mortgage Loan Trust 2005-3, Asset-Backed Certificates, Series 2005-3 vs. Amy A. Graves, Randy S. Graves
 Amount Due: \$75,373.68
 Amy A. Graves, Randy S. Graves, owner(s) of property situated in ERIE CITY, Erie County, Commonwealth of Pennsylvania being 2407 Plum Street, Erie, PA 16502-2568
 Dimensions: 31.5 X 120
 Acreage: 0.0868
 Assessment Map number: 19060024021600
 Assessed Value: \$69,690.00
 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

July 1, 8, 15

SALE NO. 23

Ex. #13182 of 2015
21ST Mortgage Corporation as Master Servicer for Christiana Trust, A Division of Wilmington Savings Fund Society, FSB as Trustee for Knoxville 2012 Trust, Plaintiff

v.

Amanda L. Kifer a/k/a Amanda Kifer, Justin T. Kifer a/k/a Justin Kifer, Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 13182-15
 21ST Mortgage Corporation as Master Servicer for Christiana Trust, A Division of Wilmington Savings Fund Society, FSB as Trustee for Knoxville 2012 Trust vs. Amanda L. Kifer a/k/a Amanda Kifer, Justin T. Kifer a/k/a Justin Kifer
 Amount Due: \$421,037.46
 Amanda L. Kifer a/k/a Amanda Kifer, Justin T. Kifer a/k/a Justin Kifer, owner(s) of property situated in FAIRVIEW TOWNSHIP, Erie County, Pennsylvania being 7320 Appleton Court, Fairview, PA 16415-3302
 Dimensions: 56.33 X 254.80
 Acreage: 0.5618
 Assessment Map number: 21064116000415
 Assessed Value: \$265,030.00
 Improvement thereon: residential Phelan Hallinan Diamond & Jones, LLP
 One Penn Center at Suburban Station, Suite 1400
 1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814
 (215) 563-7000

July 1, 8, 15

SALE NO. 24

Ex. #10039 of 2016
Wells Fargo Bank, NA, Plaintiff
 v.
Eric P. Kosack, Tammy A. Kosack, Defendant(s)

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 10039-2016
 Wells Fargo Bank, NA vs. Eric P. Kosack, Tammy A. Kosack
 Amount Due: \$121,060.55
 Eric P. Kosack, Tammy A. Kosack, owner(s) of property situated in GREENE TOWNSHIP, Erie County, Pennsylvania being 3967 Knoyle Road, Erie, PA 16510-4926
 Acreage: 2.3000
 Assessment Map number: 25002010001002
 Assessed Value: \$127,100
 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

July 1, 8, 15

SALE NO. 25

Ex. #10193 of 2016
Wilmington Trust, National Association, Not in Its Individual Capacity, But Solely as Trustee for Vm Trust Series 3, A Delaware Statutory Trust, Plaintiff

v.

Mary Ann E. Lingerman, Defendant(s)

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 10193-16
 Wilmington Trust, National Association, Not in Its Individual Capacity, But Solely as Trustee for Vm Trust Series 3, A Delaware Statutory Trust vs. Mary Ann E. Lingerman
 Amount Due: \$136,062.48
 Mary Ann E. Lingerman, owner(s) of property situated in MILLCREEK TOWNSHIP, Erie County, Commonwealth of Pennsylvania being 1839 West 51ST Street, Erie, PA 16509-1721
 Dimensions: 60 X 121
 Acreage: 0.1667
 Assessment Map number: 33121549000401
 Assessed Value: \$107,520.00
 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

July 1, 8, 15

SALE NO. 26

Ex. #12684 of 2015
Wells Fargo Bank, National Association, as Trustee for Option One Woodbridge Loan Trust 2003-2, Asset Backed Certificates, Series 2003-2, Plaintiff
v.
Wanda Lopez, Urbano Lopez, Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 12684-15

Wells Fargo Bank, National Association, as Trustee for Option One Woodbridge Loan Trust 2003-2, Asset Backed Certificates, Series 2003-2 vs. Wanda Lopez, Urbano Lopez

Amount Due: \$59,921.92
 Wanda Lopez, Urbano Lopez, owner(s) of property situated in Erie County, Pennsylvania being 2318 East Avenue, Erie, PA 16503-2251
 Dimensions: 40 X 135
 Acreage: 0.1240
 Assessment Map number: 18050038010200

Assessed Value: \$42,400.00
 Improvement thereon: residential Phelan Hallinan Diamond & Jones, LLP
 One Penn Center at Suburban Station, Suite 1400
 1617 John F. Kennedy Boulevard
 Philadelphia, PA 19103-1814
 (215) 563-7000

July 1, 8, 15

SALE NO. 27

Ex. #11604 of 2015
Bank of America, NA, Plaintiff
v.
Karl S. Sanders a/k/a Karl Sanders, Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11604-15

Bank of America, NA vs. Karl S. Sanders a/k/a Karl Sanders

Amount Due: \$110,860.63
 Karl S. Sanders a/k/a Karl Sanders, owner(s) of property situated in NORTH EAST TOWNSHIP, Erie County, Pennsylvania being 173 Sunset Beach Road, North East, PA 16428
 Dimensions: 75 X 100
 Acreage: 0.1722
 Assessment Map number: 37007008002100

Assessed Value: 100,700.00
 Improvement thereon: residential Phelan Hallinan Diamond & Jones, LLP
 One Penn Center at Suburban Station, Suite 1400
 1617 John F. Kennedy Boulevard
 Philadelphia, PA 19103-1814
 (215) 563-7000

July 1, 8, 15

SALE NO. 29

Ex. #12221 of 2015
U.S. Bank National Association, as Trustee Successor in Interest to Bank of America National Association, as Trustee, Successor by Merger to Lasalle Bank National Association, as Trustee for Structured Asset Investment Loan Trust Mortgage Pass-Through Certificates, Series 2004-3, Plaintiff
v.
Steven E. Zeigler

Patricia M. Zeigler, Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 12221-15

U.S. Bank National Association, as Trustee Successor in Interest to Bank of America National Association, as Trustee, Successor by Merger to Lasalle Bank National Association, as Trustee for Structured Asset Investment Loan Trust Mortgage Pass-Through Certificates, Series 2004-3 vs. Steven E. Zeigler, Patricia M. Zeigler
 Amount Due: \$91,716.47
 Steven E. Zeigler, Patricia M. Zeigler, owner(s) of property situated in ERIE CITY, Erie County, Pennsylvania being 933 East 36th Street, Erie, PA 16504-1801
 Dimensions: 60 X 135
 Acreage: 0.1860

Assessment Map number:

18053096020800
 Assessed Value: \$74,080.00
 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

July 1, 8, 15

SALE NO. 30

Ex. #13093 of 2015
Carrington Mortgage Services, LLC
v.
Charles B. Reese
SHERIFF'S SALE

By Virtue of a Writ of Execution filed to No. 13093-15 Carrington Mortgage Services, LLC vs. Charles B. Reese, owner of the property situated in Erie County, Pennsylvania being 813 Beaumont Avenue, Erie, PA 16505

Assessment Map Number: 33018084002700
 Assessed Value Figure: \$83,960.00
 Improvements thereon: Single Family Home- 1,015 square feet
 Richard M. Squire, Esquire
 Richard M. Squire & Associates, LLC
 115 West Avenue, Suite 104
 Jenkintown, PA 19046

July 1, 8, 15

SALE NO. 31

Ex. #10515 of 2016
Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust
v.
Patty J. Tirak and Robert Tirak
SHERIFF'S SALE

By Virtue of a Writ of Execution filed to No. 10515-16 Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust vs. Patty J. Tirak and Robert Tirak, owners of the property situated in Erie County, Pennsylvania being 6886 W. Lake Road, Fairview, PA 16415

Assessment Map Number: 21021014001100

Assessed Value Figure: \$111,550.00
 Improvement thereon: Single
 Family Home-1,956 square feet
 Richard M. Squire, Esquire
 Richard M. Squire & Associates, LLC
 115 West Avenue, Suite 104
 Jenkintown, PA 19046

July 1, 8, 15

SALE NO. 32

Ex. #12057 of 2014
Wells Fargo Bank, NA., successor
by merger to Wells Fargo Bank
Minnesota, N.A., as Trustee f/k/a
Norwest Bank Minnesota, NA., as
Trustee for the registered holders
of Renaissance Home Equity
Loan Asset-Backed Certificates,
Series 2004-1, by its servicer,
Ocwen Loan Servicing LLC
v.

David C. Weyand
Jadie A. Weyand

LEGAL DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the Township of Harborcreek, County of Erie, and Commonwealth of Pennsylvania, being the east end of lot no. 34 in the normandale addition, a plot of said addition being recorded in map book 2, page 231, recorder's office of Erie County, Pennsylvania, and more fully bounded and described as follows, to-wit:

Commencing at a point in the southwest corner of maple avenue and orchard street; thence westerly along the south line of orchard street forty-five (45) feet to a pin; thence southerly parallel with the west line of maple avenue ninety nine and three tenths (99.3) feet to the New York central railroad fence and right of way; thence easterly along said New York central right of way forty-five and five tenths (45.5) feet to an iron pin in the west line of maple avenue; thence northerly along the west line of maple avenue one hundred and five (105) feet to the place of beginning. Containing the amount of land within said enclosure.

Also all that certain piece or parcel of land situate in the township of Harborcreek, county of Erie and commonwealth of Pennsylvania, and more particularly bounded and

described as follows, to-wit:
 Being lots 10 and 11 in the Allen Park subdivision as plotted by A.J. Cobb, Robert J. O'Brian and recorded in the recorder's office of Erie county, Pennsylvania in map book 2 at page 31. said lot no. 10 having a frontage of fifty-two (52) feet on orchard avenue, with a uniform depth of one hundred sixteen and four tenths (116.4) feet; and lot no. 11 having a frontage of fifty-six and thirty-five hundredths (56.35) feet on orchard avenue, with a uniform depth of one hundred nine and one-tenth (109.1) feet more or less. Said lots extending from Orchard Avenue to the right of way of the L.S. and M.S. Railway

PROPERTY ADDRESS: 6961 Orchard Street, Harborcreek, PA 16421
 PARCEL 27034115000100
 BEING the same premises Richard C. Cornwell, II and Bonnie M. Cornwell, his wife, by Deed dated October 31, 1984, and recorded November 6, 1984, in the Office of the Recorder of Deeds in and for Adams County in Deed Book 1559, Page 66, granted and conveyed unto David C Weyand and Jadie A. Weyand, his wife.
 Andrew J. Marley, Esquire
 Stern & Eisenberg, PC
 1581 Main Street, Suite 200
 The Shops at Valley Square
 Warrington, PA 18976
 (215) 572-8111

July 1, 8, 15

SALE NO. 34

Ex. #12960 of 2015
LSF9 MASTER
PARTICIPATION TRUST,
Plaintiff
v.

GEORGE E. LAMARY JR.
AND MELISSA M. LAMARY,
Defendants

LONG FORM DESCRIPTION

ALL THAT CERTAIN property situated in the City of Erie in the County of Erie and Commonwealth of Pennsylvania, being more fully described in a Deed dated 8/17/2005 and recorded 8/21/2005, among the land records of the County and Commonwealth set forth above, in

the Deed Volume 1244 and Page 213. Tax Map or Parcel ID No.: 18-5052-192

Being Parcel No. 18-5052-192
 BEING the same premises which Stanley Shelly and Eleanor Shelly, his wife, by Deed dated June 17, 2005, and recorded June 21, 2005, in the Office of the Recorder of Deeds in and for the County of Erie, Deed Book 1244, Page 213, granted and conveyed unto George E. Lamary, Jr., single, in fee.

Keri P. Ebeck, Esquire
 Weitman, Weinberg & Reis, Co., L.P.A.
 July 1, 8, 15

SALE NO. 35

Ex. #10135 of 2016
Andover Bank, Plaintiff
v.
Ramona L. Anasagasti,
Defendant

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 10135-16 Andover Bank, vs. Ramona L. Anasagasti, owner(s) of property situated in Lawrence Park Township, Erie County, Pennsylvania being 4013 Bell Street, Erie, PA 16511 Building and Lot 98 feet + or - by 13 feet

Assessment Map number:
 (29) 17-43-54
 Assessed Value figure: 43,160.00
 Improvement thereon: Dwelling
 William Walker
 814-332-6000

July 1, 8, 15

SALE NO. 36

Ex. #10134 of 2016
Andover Bank, Plaintiff
v.
The Estate of Stephen E. Kuhn,
Defendant

SHERIFF'S SALE

BY virtue of a Writ of Execution filed to No. 10134-16, Andover Bank, vs. The Estate of Stephen E. Kuhn, owner(s) of property situated in Girard Township, Erie County, Pennsylvania being 2114 Nursery Road, Lake City, PA 16423 9.034 acres of land more or less with dwelling, barn, etc.

Assessment Map number:
 (24) 4-19-3 /24004019000300

Assessed Value figure: 102,500.00
Improvement thereon: yes,
dwelling, barn, outbuildings
William Walker
814-332-6000

July 1, 8, 15

SALE NO. 38

Ex. #13441 of 2015

**CITIZENS BANK OF
PENNSYLVANIA**

v.

**Colleen Davis as Personal
Representative of Geraldine M.**

**Combe, Deceased
DESCRIPTION**

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

BEING KNOWN AS: 1825
Lakeside Drive, Erie, PA 16511
PARCEL #14-011-013.0-212.00

Improvements: Residential
Dwelling.

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

July 1, 8, 15

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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**BUKOWSKI, VIRGINIA R.,
deceased**

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

Co-Executors: Nancy Bukowski-Werner and Karen Bukowski, c/o Norman A. Stark, Esq., Suite 300, 300 State Street, Erie, PA 16507
Attorneys: Marsh, Spaeder, Baur, Spaeder & Schaaf, LLP, Suite 300, 300 State Street, Erie, PA 16507

**DINGLE, RUTH ANN,
deceased**

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

Administratrix: Tammy Pickens, 9476 Griffey Road, Albion, PA 16401
Attorney: James R. Steadman, Esq., 24 Main St. E., PO Box 87, Girard, PA 16417

**FUREY, PATRICIA A.,
deceased**

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

Executor: Terry Shrout, c/o Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506-4508
Attorney: Valerie H. Kuntz, Esq., Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506-4508

**GARSKÉ, RAYMOND GEORGE,
a/k/a RAYMOND G. GARSKÉ
a/k/a RAYMOND GARSKÉ,
deceased**

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

Executor: Raymond Daniel Garske, 5028 Amherst Road, Erie, Pennsylvania 16506
Attorney: Grant M. Yochim, Esq., 24 Main St. E., PO Box 87, Girard, PA 16417

**HALLORAN, JOSEPH P., III,
deceased**

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

Executor: James A. Sitter, 2222 West Grandview Blvd., Erie, PA 16506
Attorney: Thomas E. Kuhn, Esquire, Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506-4508

**JACOB, GWENDOLYN,
deceased**

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

Executor: James E. Depew, c/o 120 W. 10th Street, Erie, PA 16501
Attorney: Christine Hall McClure, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West 10th Street, Erie, PA 16501

**LOMBARDOZZI, JOHN LOUIS,
deceased**

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

Administratrix: Alicia A. Lombardozzi
Attorney: Craig A. Zonna, Esquire, Elderkin Law Firm, 150 East 8th Street, Erie, PA 16501

**MANNARELLI, ELVERA M.,
a/k/a ELVIRA M. MANNARELLI,
a/k/a ELVERA MARY
MANNARELLI,
deceased**

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

Executrix: Esther M. Gallagher, c/o Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506
Attorney: Darlene M. Vlahos, Esq., Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506-4508

**MARAS, EDWIN L.,
deceased**

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

Executor: Matthew Maras, 3818 Floral Ave., Cincinnati, OH 45212
Attorney: Richard T. Ruth, Esq., 1026 West 26th St., Erie, PA 16508

**MARWOOD, SHIRLEY W.,
deceased**

Late of McKean, County of Erie and Commonwealth of Pennsylvania

Executor: Carolyn J. Wiegel, 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

**MCCAFFERTY, MARGARET
PRESTON, a/k/a MARGARET
PRESTON SMITH,
deceased**

Late of Millcreek Township, Erie County, Pennsylvania

Administrator: Susan M. Busse, 328 Roslyn Ave., Erie, PA 16505
Attorney: None

McLAUGHLIN, CYNTHIA R., a/k/a CYNTHIA ROSE McLAUGHLIN, deceased

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania
Administratrix: M. Eileen McLaughlin
Attorney: David J. Rhodes, Esquire, Elderkin Law Firm, 150 East 8th Street, Erie, PA 16501

POUND, ARLENE E., a/k/a ARLENE POUND, deceased

Late of the Township of Harborcreek
Co-Executors: David L. Pound and Darrell R. Pound
Attorney: Michael G. Nelson, Esquire, Marsh, Spaeder, Baur, Spaeder & Schaaf, LLP, 300 State Street, Suite 300, Erie, Pennsylvania 16507

SHYLER, FREDERICK L., a/k/a FRED SHYLER, deceased

Late of Fairview, Erie County, Pennsylvania
Executrices: Diane P. Squires, 7281 New Road, Edinboro, PA 16412 and Christine M. Zuzak, 8390 Proctor Drive, Erie, PA 16509-5226
Attorney: Randy L. Shapira, Esq., 305 West Sixth Street, Erie, PA 16507

STONE, LESLIE Z., a/k/a LESLIE STONE, deceased

Late of Millcreek Township, County of Erie, State of Pennsylvania
Executor: Paul S. Stone, 3973 Ozer Road, Erie, PA 16505
Attorney: Ronald J. Susmarski, Esq., 4030 West Lake Road, Erie, PA 16505

WURST, IRWIN R., deceased

Late of Millcreek Township, County of Erie and Commonwealth of Pennsylvania
Executor: Thomas J. Wurst, c/o Michael A. Agresti, Esq., Suite 300, 300 State Street, Erie, PA 16507
Attorneys: Marsh, Spaeder, Baur, Spaeder & Schaaf, LLP, Suite 300, 300 State Street, Erie, PA 16507

SECOND PUBLICATION

BARRON, JOYCE ANN, a/k/a JOYCE A. BARRON, a/k/a JOYCE BARRON, deceased

Late of the Borough of Wesleyville, County of Erie, Commonwealth of Pennsylvania
Administratrix: Sandra S. McLaughlin, c/o Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506
Attorney: Darlene M. Vlahos, Esq., Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506

GINADER, JOHN B., deceased

Late of Millcreek Township, Erie County, Commonwealth of Pennsylvania
Executrix: Alice M. Ginader, c/o 120 W. 10th Street, Erie, PA 16501
Attorney: Christine Hall McClure, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West 10th Street, Erie, PA 16501

KOMOSA, CHRISTOPHER A., deceased

Late of the City of Erie
Administrator: James A. Komosa
Attorney: Steven E. George, Esq., Shapira, Hutzelman and Smith, 305 West 6th Street, Erie, PA 16507

RANDOLPH, GLORIA, a/k/a GLORIA FAY RANDOLPH, deceased

Late of the Township of Lawrence Park, County of Erie, Commonwealth of Pennsylvania
Executrix: Joslyn Dombroski, c/o John J. Shimek, III, Sterrett Mott Breski & Shimek, 345 West 6th Street, Erie, PA 16507
Attorney: John J. Shimek, III, Esq., Sterrett Mott Breski & Shimek, 345 West 6th Street, Erie, PA 16507

WAKELEY, JULIE A., deceased

Late of Harborcreek Township, Erie County, Erie, Pennsylvania
Executor: Todd M. Wakeley, 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

WISNIEWSKI, FRANK T., deceased

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

THIRD PUBLICATION

BEDOW, RONALD R., deceased

Late of Waterford, Erie County, Pennsylvania
Administratrix: Sabrina Andrews, 217 Cameron Road, Willow Grove, PA 19090
Attorney: None

BLEIL, SHIRLEY, a/k/a SHIRLEY E. BLEIL, a/k/a SHIRLEY W. BLEIL, deceased

Late of the City of Erie, County of Erie, State of Pennsylvania
Executor: James T. Silverthorn, 6131 Wicklow Drive, Burke, Virginia 22015
Attorney: Grant M. Yochim, Esq., 24 Main St. E., PO Box 87, Girard, PA 16417

COATES, MARLIA E., a/k/a MARLIA COATES, deceased

Late of Millcreek Township, Erie County, Pennsylvania
Executor: Harry E. Buell, III, c/o Jeffrey D. Scibetta, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501
Attorney: Jeffrey D. Scibetta, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

COOLEY, L.B., deceased

Late of Fairview Township, Erie County, Commonwealth of Pennsylvania
Administrator: Erma C. Martin, 180 West 40th St., Erie, PA 16508
Attorney: None

COOLEY, RUBY, deceased

Late of Fairview Township, Erie County, Commonwealth of Pennsylvania
Administrator: Erma C. Martin, 180 West 40th St., Erie, PA 16508
Attorney: None

HUDY, RUSSELL E., deceased

Late of the City of Erie, Erie County, PA
Co-Administrators: Kelly M. Hody-Boyles and William P. Boyles, 104 Chasbrier Court, Cary, NC 27518
Attorney: None

JAMES, HOWELL L., deceased

Late of Millcreek Township, Erie County, Commonwealth of Pennsylvania
Executor: Alan T. James, c/o Robert G. Dwyer, Esq., 120 West Tenth Street, Erie, PA 16501
Attorney: Robert G. Dwyer, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

KRZESZEWSKI, MARY V., a/k/a MARY KRZESZEWSKI, deceased

Late of the City of Erie, State of Pennsylvania
Executor: Gary Krzeszewski, 725 East 34th St., Erie, PA 16504
Attorney: None

MAILLE, JOSEPH L., a/k/a JOSEPH LOUIS MAILLE, deceased

Late of Harborcreek Township, Erie County, Commonwealth of Pennsylvania
Administrator: Mary C. Stewart, 6832 Garfield Ave., Harborcreek, PA 16421
Attorney: None

MAYO, DIANE M., deceased

Late of the City of Erie
Administrator: Erin R. Grimes, c/o 246 West 10th Street, Erie, PA 16501
Attorney: Evan E. Adair, Esq., 246 West 10th Street, Erie, PA 16501

QUINN, PATRICIA Y., a/k/a MARY PATRICIA YOUNG QUINN, deceased

Late of Summit Township, County of Erie and Commonwealth of Pennsylvania
Executor: John M. Quinn, Jr., 2222 West Grandview Blvd., Erie, PA 16506
Attorney: Thomas E. Kuhn, Esquire, Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506

SACK, HAROLD L., a/k/a HAROLD L. SACK, SR., deceased

Late of Millcreek Township, County of Erie, Commonwealth of Pennsylvania
Executor: David C. Sack, c/o 2222 West Grandview Blvd., Erie, PA 16506
Attorney: Colleen R. Stumpf, Esquire, Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506

SIMONELLI, THERESA V., deceased

Late of the City of Erie
Executrix: Deborah Montefiori
Attorney: Andrew J. Sisinni, Esquire, 1314 Griswold Plaza, Erie, PA 16501

SUSI, FLORENCE E., deceased

Late of the Township of Millcreek, County of Erie, Commonwealth of Pennsylvania
Executor: Jesse G. Susi, c/o Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506
Attorney: Darlene M. Vlahos, Esq., Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506

WEISLOGEL, MARIE-THERESE, deceased

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania
Executor: Donald E. Weislogel, c/o 504 State Street, Suite 200, Erie, PA 16501
Attorney: Richard E. Filippi, Esquire, 504 State Street, Suite 200, Erie, PA 16501

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