

*Erie
County
Legal
Journal*

August 12, 2016

Vol. 99 No. 33



99 ERIE

Erie County Legal Journal

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

Administrator of Publications: Paula J. Gregory

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

MONDAY, AUGUST 15, 2016

Workers' Compensation Section Meeting
Erie County Bar Association Headquarters
Noon

THURSDAY, AUGUST 18, 2016

Senior Lawyers Division Event
Chautauqua Institution Lecture Series - 10:45 a.m.
Gen. (Ret.) David H. Petraeus
*lunch following the lecture hosted by
Jim & Alison Steadman at their new cottage*

WEDNESDAY, AUGUST 24, 2016

Young Lawyers Division Event
Erie SeaWolves Baseball Game
Jerry Uht Park
7:05 p.m. - Beer Garden
Free to Young Lawyers; \$15 (adult guests)
\$10 (children 4-12)

SATURDAY, AUGUST 27, 2016

Women's Division Event
Lawyers, Guns & Pizza
Trap Shooting - 1:00 p.m. - 3:00 p.m.
at North East Sportsman's Club
Pizza/Social Event to follow at Mary Jarvie's Home
\$20/Division Member for Trap Shooting

MONDAY, AUGUST 29, 2016

Bankruptcy Section Meeting
Plymouth Tavern
Noon

THURSDAY, SEPTEMBER 1, 2016

Senior Lawyers Division Event
Dinner at the Maennerchor Club
5:30 p.m. - 7:30 p.m.

MONDAY, SEPTEMBER 5, 2016

Labor Day
ECBA Office Closed

THURSDAY, SEPTEMBER 8, 2016

Solo/Small Firm Division Meeting
Erie County Bar Association Headquarters
Noon

THURSDAY, SEPTEMBER 8, 2016

Young Lawyers Division Event
with the ECBA Board of Directors
Parade of Tall Ships
Sheraton Hotel
4:00 p.m.

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



Erie County Bar
Association



@eriepabar

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Will you ever have to pay a ransom??

The chances are much more likely than you think...

No one thinks they will ever fall victim to paying a ransom, but tens of thousands of ordinary folks and businesses actually HAVE paid a ransom in the last year. They've had to pay (in nontraceable currency like Bitcoin, mind you) to get their critical data back from hackers.

How does something like this happen? A strain of malware called “ransomware” is unleashed on an unsuspecting, vulnerable computing device. Once the virus gets inside a host computer, it connects to illicit servers, uploads sensitive information like your public IP address, location, and computer system information, and generates a random encryption key. That key begins copying individual files, both on your computer and on any files like mapped external drives, shared networks, and cloud-based storage that it can reach from your computer. Once encrypted copies of those files are created and are in the hands of the hacker, originals are deleted from the hard drive, preventing users from accessing them.

There are ways to retrieve your data, particularly if you have a good backup and disaster recovery program in place. But for those who don't have remote data backups done on a regular basis—at least once a day, and with a retention policy in place that saves multiple backup copies—even security experts recommend that the only way to fully retrieve ransomware-encrypted data is often by paying the ransom. Which only enables hackers and opens computer users and businesses up to further problems (who wants to share their financial information with cybercriminals?).

The problem doesn't end with ransomware, either, as the number of data breaches continues to increase. Recently, more than 1,000 Wendy's restaurants had credit card records compromised. The FBI recently revealed that problems with such a breach don't stop with financial information being used to make illegal purchases or commit identity theft either.

Apparently, hackers then exploit these data breaches by threatening to expose the victim's personal information to their employer, friends, and family using social media unless the targeted person agrees to pay another ransom ranging from two to five Bitcoins or \$1,300 - \$3,250. These lists of so-called “fraud suckers” are then sold on the black market, allowing future extortion attempts to be made. The FBI printed one such example as a warning for computer users:

“Unfortunately, your data was leaked in a recent corporate hack and I now have your information. I have also used your user profile to find your social media accounts. Using this I can now message all of your friends and family members. If you would like to

prevent me from sharing this information with your friends and family members (and perhaps even your employers too), then you need to send the specified Bitcoin payment to the following address. We have access to your Facebook page as well. If you would like to prevent me from sharing this dirt with all of your friends, family members, and spouse, then you need to send exactly 5 Bitcoins to the following address.”

What are some basic things you can you do to stay safe?

1. Do not open any attachments to email messages from unknown individuals
2. If you are contacted by them, do not communicate with cybercriminals — instead, call your trusted IT partner or file a report online with the FBI’s IC3 office at ic3.gov
3. If you think you have been compromised, monitor your bank account statements and credit report
4. Do not store sensitive or embarrassing information of yourself online or on your mobile devices to avoid blackmail attempts
5. Create strong, unique passwords — and do not use the same password for multiple accounts
6. Never respond to requests for personal information or financial transactions via email
7. Make sure security settings for social media accounts are turned on and set at the highest level of protection.
8. When entering personally identifiable data or credit card information online, ensure that the transmission is secure by verifying the website’s URL prefix includes “https,” or that the status bar displays a “lock” icon

CMIT Solutions remains committed to preventing such data breaches and ransomware infiltrations through proactive maintenance and monitoring and layered network security solutions that stay up to date on all new cybersecurity developments. But diligent prevention isn’t fool-proof, especially in today’s increasingly dangerous cyber environment. That’s why reliable data backup with business continuity and disaster recovery service options are so important.

Want to know more about how to keep your business systems safe and your data secure? **Contact CMIT Solutions of Erie** today.



814.806.2637
 204-A W 11th St. Erie, PA 16501
www.cmitsolutions.com/erie
bburnside@cmitsolutions.com

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- Large Claims Management
- Section 125 and 105 Plans

CERTIFICATE OF AUTHORITY

NOTICE IS HEREBY GIVEN that a Foreign Registration Statement has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about July 25, 2016, for a foreign corporation with a registered address in the state of Pennsylvania as follows:

SELERANT CORP
c/o Corporate Creations
Network Inc.

This corporation is incorporated under the laws of New York. The address of its principal office is 499 7th Ave., F1 18N, New York, NY 10018. The corporation has been qualified in Pennsylvania under the provisions of the Business Corporation Law of 1988, as amended.

Aug. 12

CHANGE OF NAME NOTICE

In the Court of Common Pleas of Erie County, Pennsylvania Docket No. 12032-16 Notice is hereby given that a petition was filed in the above named Court, requesting an Order to change the name of Lacey Yvonne Johnson to Lacey Yvonne Hensley. The Court has fixed the 8th day of September, 2016 at 11:00 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.

Aug. 12

CHANGE OF NAME NOTICE

In the Court of Common Pleas of Erie County, Pennsylvania Docket No. 12033-16 Notice is hereby given that a petition was filed in the above named Court, requesting an Order to change the name of Jennifer Lynn Wright to Jennifer Lynn Hensley. The Court has fixed the 8th day of September, 2016 at 11:15 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.

Aug. 12

INCORPORATION NOTICE

Notice is hereby given that Articles of Incorporation have been filed with the Pennsylvania Department of State for Luciano Builders, Inc., which has been incorporated under the Business Corporation Law of 1988.

Kurt L. Sundberg, Esquire
Marsh Spaeder Baur Spaeder
& Schaaf, LLP
300 State Street, Suite 300
Erie, PA 16507

Aug. 12

INCORPORATION NOTICE

Notice is hereby given that Articles of Incorporation have been filed with the Pennsylvania Department of State for Select Safety, Inc., which has been incorporated under the Business Corporation Law of 1988.

Kurt L. Sundberg, Esquire
Marsh Spaeder Baur Spaeder
& Schaaf, LLP
300 State Street, Suite 300
Erie, PA 16507

Aug. 12

LEGAL NOTICE

IN THE COURT OF COMMON PLEAS OF ERIE COUNTY, PENNSYLVANIA
NILCO CORPORATION, Plaintiff,
v.

ERIE LUMBER COMPANY and
JOHN DOE, Defendant
CIVIL DIVISION

Case No. 2016-11414
TO: ERIE LUMBER COMPANY
and JOHN DOE

Dated: August 12, 2016

IMPORTANT NOTICE

YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES AND OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU.

UNLESS YOU ACT WITHIN TEN DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS. 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.

The Erie County
Prothonotary's Office
Erie County Courthouse, Room 120
140 West 6th Street
Erie, PA 16501
Telephone: (814) 451-6250
OR
Lawyer Referral
& Information Service
P.O. Box 1792
Erie, PA 16507
Telephone: (814) 459-4411

Dated: August 12, 2016
CLARK HILL PLC
Danny P. Cerrone, Jr., Esquire
Pa. I.D. No. 201091
Samuel A. Hornak, Esquire
Pa. I.D. No. 312360
Firm I.D. No. 282
One Oxford Centre
301 Grant Street, 14th Floor
Pittsburgh, PA 15219-1425
412/394-7711
Attorneys for Plaintiff,
NILCO Corporation.

Aug. 12

LEGAL NOTICE

NOTICE OF ACTION IN MORTGAGE FORECLOSURE IN THE COURT OF COMMON PLEAS OF ERIE COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW
DITECH FINANCIAL LLC,
Plaintiff

vs.
 NICOLE FALLECKER, in her capacity as Heir of MICHAEL P. FALLECKER, Deceased
 ABIGAIL FALLECKER, in her capacity as Heir of MICHAEL P. FALLECKER, Deceased
 UNKNOWN HEIRS,
 SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MICHAEL P. FALLECKER, DECEASED,
 Defendants
 COURT OF COMMON PLEAS
 CIVIL DIVISION
 ERIE COUNTY
 No. 2016-11475

NOTICE

To UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MICHAEL P. FALLECKER, DECEASED
 You are hereby notified that on June 2, 2016, Plaintiff, DITECH

FINANCIAL LLC, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of ERIE County Pennsylvania, docketed to No. 2016-11475. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 427 DUNN BOULEVARD, ERIE, PA 16507-1913 whereupon your property would be sold by the Sheriff of ERIE County.

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

NOTICE

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

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

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

Notice to Defend:
 Lawyer Referral
 & Information Service
 P.O. Box 1792
 Erie, PA 16507
 Telephone (814) 459-4411
 Aug. 12



Forensic Accounting Specialists

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

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 Edinboro, PA 16412
 814/734-3787

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www.mrs-co.com

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.

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

**AUGUST 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

July 29 and August 5, 12

SALE NO. 1

Ex # 11013 of 2016

**ERIEBANK, a division of CNB
BANK, Plaintiff**

v.

**DOUGLAS GROOMS,
Defendant**

LEGAL DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the Township of Washington, County of Erie and Commonwealth of Pennsylvania being Lot No. 11 of Shenango Heights Subdivision, the same is more particularly described as shown on the map as recorded October, 21, 2003 with the offices of the Recorder of Deeds of Erie County as Map 2003-241 bearing Erie County Tax Index No. (45) 41-

37.3-4.

More commonly known as 2003 Creekside Drive, Edinboro, Pennsylvania and bearing Erie County Tax Index No. (45) 41-37.3-4.

BEING the same premises as was conveyed to Douglas Grooms by Deed dated April 27, 2007 and entered of record on May 7, 2007 in the Recorder's Office of Erie County in Deed and Records Book Volume 1413, Page 2383 and being known as 2003 Creekside Drive, Edinboro, PA and bearing Parcel No. (45) 41-37.3-4.

KNOX McLAUGHLIN
GORNALL & SENNETT, P.C.

Mark G. Claypool, Esquire
PA ID #63199

120 West Tenth Street
Erie, PA 16501

814-459-2800

July 29 and August 5, 12

SALE NO. 2

Ex. #11057 of 2016

**NORTHWEST BANK, f/k/a
NORTHWEST SAVINGS
BANK, Plaintiff**

v.

JOHN J. MADRAS, Defendant.

DESCRIPTION

By virtue of a Writ of Execution filed to No. 11057-2016, Northwest Bank, f/k/a Northwest Savings Bank vs. John J. Madras, owner of property situated in Township of Harborcreek, Erie County, Pennsylvania being 107 Lowry Road, Erie, Pennsylvania 16511 0.6006 acres

Assessment Map Number: (27) 1-3.1-1

Assessed Value Figure: \$291,300.00
Improvement Thereon: Nursing Home

Nicholas R. Pagliari

Pa. Supreme Court ID No. 87877

MacDONALD, ILLIG, JONES &
BRITTON LLP

100 State Street, Suite 700

Erie, Pennsylvania 16507-1459
(814) 870-7754

July 29 and August 5, 12

SALE NO. 3

Ex. #12469 of 2015

FIRST NATIONAL BANK OF

PENNSYLVANIA, Plaintiff

v.

**Gerald J. Whitmeyer, deceased
and All Unknown Heirs,
Successors, Assigns, and All
Persons, Firms, or Associations
claiming Right, Title or Interest
from or under Gerald J.**

**Whitmeyer, deceased, Patricia
Sarnowski, All Unknown Heirs,
Successors, Assigns, and All
Persons, Firms, or Associations
claiming Right, Title or Interest
from or under Milton E.**

**Whitmeyer, deceased, Margaret
Landers, Milton J. Whitmeyer,**

**Catherine Gocal, Herman
Whitmeyer, Barbara D. Tripp,
All Unknown Heirs, Successors,
Assigns and All Persons, Firms
or Association claiming Right,
Title or Interest from or under
Frederick Whitmeyer, deceased,**

**All Unknown Heirs, Successors,
Assigns, and All Persons, Firms
or Associations claiming Right,
Title or Interest from or under
Kenneth George Whitmeyer,
deceased, Linda Schrecengost,
All Unknown Heirs, Successors,**

**Assigns, and All Persons,
Firms, or Associations claiming
Right, Title or Interest from
or under Robert Whitmeyer,
deceased, Brian Watson, Thomas
Watson, Jr., All Unknown
Heirs, Successors, Assigns
and All Persons, Firms, or
Associations claiming Right,
Title or Interest from or under
Virginia Whitmeyer Buczynski,**

**deceased, Judy Buczynski, David
Buczynski, Joyce Lazar, Mark
Buczynski, All Unknown Heirs,
Successors, Assigns, and All
Persons, Firms or Associations
claiming Right, Title or Interest
from or under Edward Allen
Buczynski, deceased, and All
Unknown Heirs, Successors,**

**Assigns, and All Persons, Firms,
or Associations claiming Right,
Title or Interest from or under
Allen Adam Buczynski, deceased
in their capacity as Heirs of
Gerald J. Whitmeyer, deceased,**

Defendants

**DEFENDANTS OF
REAL ESTATE**

ALL that certain piece or parcel of land situate in the City of Erie, County of Erie and Commonwealth of Pennsylvania, bounded and described as follows, to-wit: BEING Lot Number Eleven (11) in Block "C" of the replot of the Morrison & Dinsmore Subdivision of part of Reserve Tract No. 66 in Millcreek Township, now City of Erie, Erie County, Pennsylvania, recorded on the fifth day of June, 1916 in the Recorder's Office of Erie County, in Map Book No. 2, Pages 134 and 135. Having erected thereon a two-story frame dwelling. Said premises being commonly known as 443 East 33rd Street, Erie, Pennsylvania 16504 and being further identified by Erie County Tax Index No. (18) 5370-209.

Being the same premises conveyed to Gerald J. Whitmeyer, by Deed dated January 7, 2002 and recorded January 8, 2002 in the Office of the Recorder of Deeds of Erie County, Pennsylvania in Record Book 0841, page 1666.

Nicholas R. Pagliari
Pa. Supreme Court ID No. 87877
MacDONALD, ILLIG, JONES & BRITTON LLP
100 State Street, Suite 700
Erie, Pennsylvania 16507-1459
(814) 870-7754

July 29 and August 5, 12

SALE NO. 4

Ex. #13055 of 2015
Wells Fargo Bank, N.A. successor by merger to Wells Fargo Bank Minnesota, National Association, as Trustee for First Franklin Mortgage Loan Trust 2003-FF5 Asset-Backed Certificates Series 2003-FF5, Plaintiff
v.

DANIELLE SHAW, KNOWN HEIR OF MYRA SCHNEIDER A/K/A MYRA K. SCHNEIDER DONNA HIME, PERSONAL REPRESENTATIVE OF THE ESTATE OF MYRA SCHNEIDER A/K/A MYRA K. SCHNEIDER
JOSEPH SHAW, KNOWN HEIR OF MYRA SCHNEIDER A/K/A MYRA K. SCHNEIDER ESTATE OF MYRA

SCHNEIDER A/K/A MYRA K. SCHNEIDER UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MYRA SCHNEIDER A/K/A MYRA K. SCHNEIDER, Defendant(s) SHERIFF'S SALE

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE CITY OF ERIE, COUNTY OF ERIE COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT IN THE WEST LINE OF PERRY STREET, TWO HUNDRED THIRTY-SIX AND ONE-HALF (236 1/2) FEET SOUTH OF THE SOUTH LINE OF TWENTY-SIXTH STREET; THENCE WESTWARDLY PARALLEL WITH TWENTY-SIXTH STREET, EIGHTY-SIX AND ONE HUNDRED TWENTY-FIVE THOUSANDTHS (86.125) FEET; THENCE SOUTHWARDLY PARALLEL WITH PERRY STREET, THIRTY-TWO (32) FEET; THENCE EASTWARDLY PARALLEL WITH TWENTY-SIXTH STREET, EIGHTY-SIX AND ONE HUNDRED TWENTY-FIVE THOUSANDTHS (86.125) FEET TO THE WEST LINE OF PERRY STREET; THENCE NORTHWARDLY ALONG THE WEST LINE OF PERRY STREET, THIRTY-TWO (32) FEET TO THE PLACE OF BEGINNING, AND HAVING ERECTED THEREON A TWO STORY FRAME DWELLING AND FRAME GARAGE AND BEING MORE COMMONLY KNOWN AS 2626 PERRY STREET, ERIE, PA MORE COMPLETELY DESCRIBED UNDER ERIE COUNTY INDEX NO. (18) 5056-109. BEING KNOWN AS: 2626 Perry Street, Erie, PA 16504 PARCEL NUMBER: (18)50-56-109

TITLE TO SAID PREMISES IS VESTED IN Myra K. Schneider, single BY DEED FROM Randy

W. Bond and Maria W. Davison, married DATED 11/21/2003 RECORDED 12/12/2003 IN DEED BOOK 1093 PAGE 2261. Udrén Law Offices, P.C.
Sherri J. Braunstein, Esquire
PA ID 90675
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003-3620
856-669-5400

July 29 and August 5, 12

SALE NO. 5

Ex. #11070 of 2016
MARQUETTE SAVINGS BANK, Plaintiff
v.

DIXIE L. WARREN, Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution filed at No. 2016-11070, Marquette Savings Bank vs. Dixie L. Warren, owner of property situate in the Township of Lawrence Park, Erie County, Pennsylvania being: 1221 Silliman Avenue, Erie, Pennsylvania.

40' X 125' X 40' X 125'
Assessment Map Number: (29) 17-61-11
Assessed Value Figure: \$61,950.00
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 29 and August 5, 12

SALE NO. 6

Ex. #10975 of 2016
NORTHWEST SAVINGS BANK, Plaintiff
v.

MICHAEL E. HERGET, Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution filed at No. 2016-10975, Northwest Savings Bank vs. Michael E. Herget, owner of property situate in the Township of Lawrence Park, Erie County, Pennsylvania being: 1076 Silliman Avenue, Erie, Pennsylvania.

Approx. 40' X 125' X 40' X 125'
Assessment Map Number: (29) 18-59-18

Assessed Value Figure: \$88,870.00
 Improvement Thereon: Residence
 Kurt L. Sundberg, Esq.
 Marsh Spaeder Baur Spaeder
 & Schaaf, LLP
 Suite 300, 300 State Street
 Erie, Pennsylvania 16507
 (814) 456-5301

July 29 and August 5, 12

SALE NO. 7

Ex. #10092 of 2016

**DITECH FINANCIAL
 LLC F/K/A GREEN TREE
 SERVICING LLC, Plaintiff**

v.

Debra C. Slomski, Defendant

ADVERTISING 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: 740 East 14th Street, Erie, PA 16503

PARCEL #15-020-036.0-227.00

Improvements: Residential Dwelling.

Gregory Javardian, Esquire
 ID. NO. 55669

1310 Industrial Boulevard
 Southampton, PA 18966

(215) 942-9690

July 29 and August 5, 12

SALE NO. 8

Ex. #10875 of 2016

**LAKEVIEW LOAN
 SERVICING, LLC, Plaintiff**

v.

JAMES ASEL AKA

JAMES S. ASEL, Defendant(s)

SHERIFF'S SALE

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

Beginning at a point in the south line of West Twenty-Third Street, fifty (50) feet east of the intersection of the east line of Geist Road with the south line of West Twenty-Third Street; thence North 64 degrees 00 minutes East, along the south line of West Twenty-Third Street, fifty (50) feet to a point in the south line of West Twenty-Third Street; thence South 26 degrees 32 minutes East, one hundred thirty-five (135) feet

to a point; thence South 64 degrees 00 minutes West, fifty (50) feet to a point; thence North 26 degrees. 32 minutes West, one hundred thirty-five (135) feet to a point in the south line of West Twenty-Third Street, the point of beginning.

APN: (19) 6210-115

PROPERTY ADDRESS: 1855 West 23rd Street Erie, PA 16502

KML Law Group, P.C.

Attorney for Plaintiff

Suite 5000 - BNY Independence

Center, 701 Market Street

Philadelphia, PA 19106

(215) 627-1322

July 29 and August 5, 12

SALE NO. 9

Ex. #14419 of 2011

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

v.

**BRIAN GLASS, Believed Heir
 and/or Administrator of the
 Estate of James M. Glass Sr.**

**DAWN GLASS, Believed Heir
 and/or Administrator of the
 Estate of James N. Glass Sr.**

**SHAWN GLASS, Believed Heir
 and/or Administrator of the
 Estate of James M. Glass Sr.**

**JAMES GLASS, JR., Believed
 Heir and/or Administrator of the
 Estate of James M. Glass Sr.**

**Unknown Heirs and
 Administrators of the Estate of
 James M. Glass Sr.**

Defendant(s)

DESCRIPTION

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF SUMMIT, COUNTY OF ERIE AND STATE OF PENNSYLVANIA, BEING PART OF TRACT NO. 367, IN THE PLAN OF SAID TOWNSHIP, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF THE PAVEMENT IN THE PERRY HIGHWAY, FOUR HUNDRED (TWENTY-FIVE AND NINE-TENTHS (425.9) FEET SOUTH, 36 DEGREES 20 MINUTES EAST FROM THE INTERSECTION OF SAID CENTER LINE WITH THE CENTER LINE OF THE

JOHNSON ROAD: THENCE NORTH 48 DEGREES 50 MINUTES EAST ALONG THE SOUTH LINE OF LOT NO. SEVEN (7), SEVEN HUNDRED FIFTY-SEVEN AND THIRTY TWO ONE-HUNDREDTHS (757.32) FEET TO AN IRON PIN; THENCE SOUTH 36 DEGREES 5 MINUTES EAST, SEVENTY-TWO (72) FEET TO AN IRON PIN; THENCE SOUTH 48 DEGREES 50 MINUTES WEST, SEVEN HUNDRED FIFTY-SEVEN (757) FEET TO THE CENTER LINE OF THE PERRY HIGHWAY, PASSING OVER AN IRON PIN IN THE EAST LINE THEREOF THENCE NORTH 36 DEGREES 20 MINUTES WEST ALONG THE CENTER LINE OF THE PERRY HIGHWAY, SEVENTY-TWO (72) FEET TO THE PLACE OF BEGINNING. CONTAINING ONE AND TWENTY-FIVE HUNDREDTHS (1.25) ACRES OF LAND, MORE OR LESS.

PROPERTY PARCEL NO.: 40-12-53-20

PROPERTY ADDRESS: 8335 Perry Highway Erie, PA 16509

KML Law Group, P.C.

Attorney for Plaintiff

SUITE 5000 - BNY Independence

Center 701 Market Street

Philadelphia, PA 19106-1532

(215) 627-1322

July 29 and August 5, 12

SALE NO. 10

Ex. #10011 of 2016

**JPMORGAN CHASE BANK,
 NATIONAL ASSOCIATION,
 Plaintiff**

v.

**ROBERT J. KENNEDY
 GENEVIEVE S. KENNEDY,
 Defendant(s)**

DESCRIPTION

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

ALL of Lots #5, #6 and #7 of the Virginia M. Aichner Subdivision of land, a plot or plan of which is recorded in the Office of the

Recorder of Deeds for Erie County in Map Book 3 at Page 280. Excepting and reserving from Lot #5, a 201 strip of land along the south boundary line of Lot #3 to the eastern boundary line of Lot #5, said strip being an extension of the private drive shown on the said plot or plan to the easterly line of subdivision. Reference to the plot or plan being made herein for a further description of said property.

TOGETHER WITH joint ownership and perpetual right to use at all times, with the owners of lots in said subdivision, of land designated on the said plot or plan as private drive and private park.

Formerly bearing Erie County Assessment Index Numbers (27) 29-27-16 & (27) 29-27-17.

TAX PARCEL NO.: 27-029-027.0-016.00

PROPERTY ADDRESS: 369 Mooreheadville Road, North East, PA 16428

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

July 29 and August 5, 12

SALE NO. 11

Ex. #13278 of 2015
FIRST NIAGARA BANK, N.A.,
Plaintiff
v.

SHAWN P. SKITKA a/k/a
SHAWN SKITKA, Defendant(s)

DESCRIPTION

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

BEGINNING at a point in the center line of Tanner Road (Township RT. 465), located 760 feet eastwardly along the center line of said road from the point of its intersection with the line running between Amity and Wayne Townships; thence, northwardly at right angle to Tanner Road, 209 feet to a point; thence, eastwardly and parallel to the center line of Tanner Road, 209 feet to a

point; thence, southwardly at right angle to Tanner Road, 209 feet to a point in the center line of Tanner Road; thence, Westwardly along the center line of Tanner Road, 209 feet to the place of beginning.

PARCEL NO.: (49) 10-27-5
PROPERTY ADDRESS: 11070 Fenno Road, Wayne, PA 16438
KML Law Group, P.C.

Attorney for Plaintiff
Suite 5000 - BNY Independence
Center, 701 Market Street
Philadelphia, PA 19106
(215) 627-1322

July 29 and August 5, 12

SALE NO. 12

Ex. #10110 of 2016
U.S. Bank National Association,
as Trustee for the Pennsylvania
Housing Finance Agency,
Plaintiff

v.

Kayla E. Darr, Defendants
SHERIFF'S SALE

By virtue of a Writ of Execution No. 2016-10110, U.S. Bank National Association, as Trustee for the Pennsylvania Housing Finance Agency, Plaintiff vs. Kayla E. Darr, Defendants

Real Estate: 137 CRANCH AVENUE, ERIE, PA 16511
Municipality: City of Erie, Erie County, Pennsylvania
Dimensions: 57 x 151.35
Instrument No: 2010-023848
Tax I.D. (14) 1113-219.
Assessment: \$14,300 (Land)
\$71,470 (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 29 and August 5, 12

SALE NO. 13

Ex. #10472 of 2016
U.S. National Association, as
Trustee for the Pennsylvania
Housing Agency, Plaintiff
v.

Gregory M. Strickland,
Defendant

SHERIFF'S SALE

By virtue of a Writ of Execution No. 2016-10472, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff VS. GREGORY M. STRICKLAND, Defendant

Real Estate: 2633 CAUGHEY ROAD, ERIE, PA 16506
Municipality: Township of Millcreek

Erie County, Pennsylvania
See Deed Instrument: 2013-013500
Tax I.D. (33) 69-256-4
Assessment: \$30,300. (Land)
\$79,490. (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 29 and August 5, 12

SALE NO. 14

Ex. #10145 of 2012
HSBC Bank USA, National
Association, as Trustee for Wells
Fargo Home Equity Asset-
Backed Securities 2006-3 Trust,
Home Equity Asset-Backed
Certificates, Series 2006-3,
Plaintiff

v.

Mark J. Anders, a/k/a Mark
Anders; Molly Anders,
Defendants

SHERIFF'S SALE

HSBC Bank USA, National Association, as Trustee for Wells Fargo Home Equity Asset-Backed Securities 2006-3 Trust, Home Equity Asset-Backed Certificates, Series 2006-3 vs. Mark J. Anders, a/k/a Mark Anders; Molly Anders, owner(s) of property situated in The Township of Millcreek, County of Erie, Commonwealth of Pennsylvania being 428 Zephyr Avenue AKA 428 Zephyr Street, Erie, PA 16505
2253

Assessment Map Number: Book No. 2, Pages 487 and 498
Assessed Value figure: \$122,910.00
Improvement thereon: Single Family Dwelling

Kimberly J. Hong, Esquire
 Manley Deas Kochalski LLC
 PO Box 165028
 Columbus, OH 43216-5028
 614-220-5611
 July 29 and August 5, 12

SALE NO. 15

Ex. #12151 of 2013
Wells Fargo Financial
Pennsylvania, Inc. Plaintiff

v.

Kathleen M. Malesiewski, a/k/a
Kathleen Malesiewski;
Thomas J. Malesiewski, a/k/a
Thomas Malesiewski; States of
America United, 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; States of America United owner(s) of property situated in The Township of North East, 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
 Kimberly J. Hong, Esquire
 Manley Deas Kochalski LLC
 PO Box 165028
 Columbus, OH 43216-5028
 614-220-5611
 July 29 and August 5, 12

SALE NO. 16

Ex. #13366 of 2015
Wells Fargo Bank, N.A., Plaintiff

v.

Dana Leisle Williams, Jr.,
Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution file to No. 2015-13366, Wells Fargo Bank, N.A. vs. Dana Leisle Williams, Jr., owner(s) of property situated in The City of Erie, County of Erie, Commonwealth of Pennsylvania being 153 East 30th Street, Erie, PA 16504 35.75 x 140

Assessment Map Number:
 18050086020800
 Assessed Value figure: \$62,000.00
 Improvement thereon: Single Family Dwelling
 Manley Deas Kochalski LLC
 PO Box 165028
 Columbus, OH 43216-5028
 614-220-5611
 July 29 and August 5, 12

SALE NO. 17

Ex. #11278 of 2015
M&T Bank
 v.
Robert L. Best and
Patricia A. Best
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11278-15, M&T Bank vs. Robert L. Best and Patricia A. Best, owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 1529 W 42nd Street, Erie, PA 16509 384 Square Feet
 Assessment Map number:
 19061069020700
 Assessed Value figure: 96,140.00
 Improvement thereon: Residential Dwelling
 Alicia M. Sandoval
 Mattleman, Weinroth & Miller, P.C.
 401 Route 70 East, Suite 100
 Cherry Hill, NJ 08034
 (856) 429-5507
 July 29 and August 5, 12

SALE NO. 18

Ex. 10620 of 2016
Bank of America, N.A., Plaintiff

v.

Richard M. Arndt a/k/a Richard
Ardnt, Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution, filed to No. 10620-2016, Bank of America, N.A. vs. Richard M. Arndt a/k/a Richard Arndt
 Amount Due: \$81,462.68
 Richard M. Arndt a/k/a Richard Arndt, owner(s) of property situated in Erie County, Pennsylvania being 1022 W 21ST Street, Erie, PA 16502-2407
 Dimensions: 42 X 135
 Acreage: 0.1302
 Assessment Map number:
 (19)6030-235

Assessed Value: \$63,100.00
 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 29 and August 5, 12

SALE NO. 19

Ex. #10627 of 2015
Lsf8 Master Participation Trust,
Plaintiff

v.

Cynthia Lee Bilotti, Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 10627-15 Lsf8 Master Participation Trust vs. Cynthia Lee Bilotti
 Amount Due: \$145,481.58
 Cynthia Lee Bilotti, owner(s) of property situated in ERIE CITY, Erie County, Pennsylvania being 1037 West 24th Street, Erie, PA 16502-2424
 Dimensions: 35 X 135
 Acreage: 0.1085
 Assessment Map number:
 19060032021400
 Assessed Value: \$100,000.00
 Improvement thereon: residential Phelan Hallinan Diamond & Jones, LLP
 One Penn Center at Suburban Station, Suite 1400
 1617 John F. Kennedy Boulevard
 Philadelphia, PA 19103-1814
 (215)563-7000
 July 29 and August 5, 12

SALE NO. 20

Ex. #13604 of 2015
The Bank of New York Mellon
Trust Company, National
Association fka The Bank of
New York Trust Company,
N.A. as successor to JPMorgan
Chase Bank, N.A., as Trustee
for Residential Asset Mortgage
Products, Inc., Mortgage
Asset-Backed Pass-Through
Certificates series 2005-RZ2 c/o
Ocwen Loan Servicing, LLC,
Plaintiff

v.

James W. Crissman and Jessica

R. Crissman a/k/a Jessica Crissman, Defendants
LEGAL DESCRIPTION

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

BEING Lot No. Three Hundred (300) of Burton Heights Subdivision in the western part of Tract 62, as shown upon map of Subdivision recorded in the Office of the Recorder of Deeds for Erie County in map Book 1, Page 403.

BEING the same premises which Jessica Crissman f/k/a Jessica Reed and James W. Crissman, husband and wife, by Deed dated June 15, 2005 and recorded on June 23, 2005 in the office of the recorder of deeds in and for Erie County at book 1244 page 1878 granted and conveyed unto Jessica R. Crissman and James W. Crissman, husband and wife.

PROPERTY ADDRESS: 3613 Pennsylvania Avenue, Erie, PA 16504
PARCEL 18052011052200
ANDREW J. MARLEY, ESQUIRE
STERN & EISENBERG, PC
1581 Main St, Suite 200
The Shops at Valley Square
Warrington, PA 18976
(215) 572-8111

July 29 and August 5, 12

SALE NO. 21

Ex. #10474 of 2016
U.S. Bank National Association, Plaintiff
v.

Theresa B. Fisher, Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 10474-2016, U.S. Bank National Association vs. Theresa B. Fisher

Amount Due: \$51,317.56
Theresa B. Fisher, owner(s) of property situated in the City of Erie, Erie County, Pennsylvania being 2620 Sassafras Street, Erie, PA 16508-1827
Dimensions: 27.41 x 11r.
Acreage: 0.0499
Assessment Map number: 19060053040300

Assessed Value: \$65,510.00
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 29 and August 5, 12

SALE NO. 22

Ex. #10241 of 2016
PHH Mortgage Corporation, f/k/a Instamortgage.Com, Plaintiff
v.

David B. Getz a/k/a David Getz, Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 10241-2016, PHH Mortgage Corporation, f/k/a Instamortgage.Com vs. David B. Getz a/k/a David Getz
Amount Due: \$85,442.02
David B. Getz a/k/a David Getz, owner(s) of property situated in the City of Erie, 3rd Ward, Erie County, Pennsylvania being 1229 West 10th Street, Erie, PA 16502-1016 A/K/A 1229 31 W 10th Street, Erie, PA 16502

Dimensions: 41.25 x 165
Acreage: 0.1562
Assessment Map number: 16030058011200

Assessed Value: \$96,230.00
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 29 and August 5, 12

SALE NO. 23

Ex. #12799 of 2015
Wells Fargo Bank, NA, Plaintiff
v.
Norman H. Martin, Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 2015-12799 Wells Fargo Bank, NA vs. Norman H. Martin
Amount Due: \$112,816.72
Norman H. Martin, owner(s)

of property situated in AMITY TOWNSHIP, Erie County, Pennsylvania being 13564 Hopson Hill Road, Union City, PA 16438-9016

Dimensions: 1632 Sq. Ft.
Acreage: 1.7830
Assessment Map number: 02007016000500

Assessed Value: \$71,860.00
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 29 and August 5, 12

SALE NO. 25

Ex. #10838 of 2016
Wells Fargo Bank, NA, Plaintiff
v.
Andrea J. Snyder, Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 10838-16 Wells Fargo Bank, NA vs. Andrea J. Snyder
Amount Due: \$80,728.64
Andrea J. Snyder, owner(s) of property situated in Erie County, Pennsylvania being 416 Euclid Avenue, Erie, PA 16511-1126

Dimensions: 1516
Acreage: 0.1333
Assessment Map number: 14011022020800

Assessed Value: \$ 92,300.00
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 29 and August 5, 12

SALE NO. 26

Ex. #10495 of 2016
The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as Successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage

**Asset-Backed Pass-Through
Certificates Series 2006-Rz4,
Plaintiff**

v.

**Judy M. Tome, Defendant(s)
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 10495-16, The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as Successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2006-Rz4 vs. Judy M. Tome Amount Due: \$123,333.85.

Judy M. Tome, owner(s) of property situated in GIRARD TOWNSHIP, Erie County, Pennsylvania being 9164 Meadowview Court, Girard, PA 16417-9607

Dimensions: 76 X 140

Acreage: 0.2443

Assessment Map number: 24024036000141

Assessed Value: 102,270.00

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 29 and August 5, 12

SALE NO. 29

Ex. #13181 of 2015

**The Bank of New York Mellon
f/k/a The Bank of New York
as Successor in Interest to
JPMorgan Chase Bank, National
Association, as Trustee for
C-Bass Mortgage Loan Asset-
Backed Certificates, Series 2006-
Rp1, Plaintiff**

v.

**Tracy M. Stufft
Frank E. Wentling, Defendant(s)
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 13181-15, The Bank of New York Mellon f/k/a The Bank of New York as Successor in Interest to JPMorgan Chase Bank, National Association, as Trustee for C-Bass Mortgage Loan Asset-Backed

Certificates, Series 2006-Rp1 vs. Tracy M. Stufft, Frank E. Wentling Amount Due: \$75,127.06

Tracy M. Stufft, Frank E. Wentling, owner(s) of property situated in ERIE CITY, Erie County, Pennsylvania being 3015 French Street, Erie, PA 16504-1066

Dimensions: 35 X 110

Acreage: 0.0884

Assessment Map number: 18-050-086.0-225.00

Assessed Value: \$75,020.00

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 29 and August 5, 12

SALE NO. 30

Ex. #10684 of 2015

**Wells Fargo Bank, NA, Plaintiff
v.**

**Matthew J. Wickham
Susan R. Wickham, Defendant(s)
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 10684-2015, Wells Fargo Bank, NA vs. Matthew J. Wickham, Susan R. Wickham Amount Due: \$65,097.64

Matthew J. Wickham, Susari R. Wickham, owner(s) of property situated in LAKE CITY BOROUGH, Erie County, Pennsylvania being 2379 Elk Street, Lake City, PA 16423-1307

Dimensions: 50 X 146

Acreage: 0.1676

Assessment Map number: 28014029001400

Assessed Value: \$74,700.00

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 29 and August 5, 12

SALE NO. 31

Ex. #10041 of 2016

**EMC MORTGAGE LLC,
FORMERLY KNOWN AS EMC**

**MORTGAGE CORPORATION
C/O WELLS FARGO BANK,
N.A., Plaintiff**

v.

**RODERICK M. JONES,
Defendant**

ADVERTISING DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate in the City of Erie, 6th Ward, County of Erie and State of Pennsylvania, being known as Lot No. 9 of the North block of Outlot 166 of the Division of the real estate of Conrad Brown, deceased, and being more particularly described and bounded as follow, to wit:

BEING KNOWN AS: 826 BROWN AVENUE, ERIE, PA 16520 PARCEL# (19)6021-310

Improvements: Residential Dwelling.

Powers Kirm & Associates, LLC
Jill Manuel-Coughlin, Esquire
ID No. 63252

Eight Neshaminy Interplex
Suite 215

Trevose, PA 19053
(215) 942-2090

July 29 and August 5, 12

SALE NO. 32

Ex. #14341 of 2006

**JPMorgan Chase Bank, National
Association, Plaintiff**

v.

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

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

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

Sarah K. McCaffery, Esquire
Shapiro & DeNardo, LLC
Attorney for Movant/Applicant
3600 Horizon Drive, Suite 150
King of Prussia, PA 19406
(610)278-6800

July 29 and August 5, 12

SALE NO. 33

Ex. #11201 of 2015

Wilmington Savings Fund Society, FSB, as Trustee for Stanwich Mortgage Loan Trust A, Plaintiff

v.

Oscar J. Longo, Defendant

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11201-2015, Wilmington Savings Fund Society, FSB, as Trustee for Stanwich Mortgage Loan Trust A vs. Oscar J. Longo, owner(s) of property situated in Borough of Edinboro Erie County, Pennsylvania being 102 Georgian Drive, Edinboro, PA 16412 0.1377

Assessment Map number: 11-1-11-44 Assessed Value figure: \$75,900.00 Improvement thereon: a residential dwelling

Sarah K. McCaffery, Esquire Shapiro & DeNardo, LLC Attorney for Movant/Applicant 3600 Horizon Drive, Suite 150 King of Prussia, PA 19406 (610)278-6800

July 29 and August 5, 12

SALE NO. 34

Ex. #12760 of 2011

Wilmington Savings Fund Society, FSB, doing business as Christiana Trust, not in its individual capacity, but solely as trustee for BCAT 2015-14BTT

v.

Vincent W. Marks

DESCRIPTION

ALL that certain piece or parcel of land situate in the City of Erie, County of Erie and Commonwealth of Pennsylvania, bounded and described as follows, to-wit: Being Lot Number Twenty-three (23) in Block "A" of Kahkwa Park Subdivision of Tract No. 33 and the west one-half of Tract No. 32 as recorded in the Erie County Map Book 2, pages 146 and 147. HAVING erected thereon a dwelling known as 1840-1842 West 8th Street, Erie, Pennsylvania, and being further identified as Erie County Tax Parcel Index No. (17) 4123-114.

BEING the same premises which

Donald V. Denne, by Deed dated 4/16/2007 and recorded 6/19/2007 in Book 1424, Page 938 at instrument #2007-017815 in the Office of the Recorder of Deeds in Erie County, granted and conveyed unto Vincent W. Marks.

PROPERTY ADDRESS: 1840-1842 West 8th Street, Erie, PA 16505

PARCEL NUMBER: 17-041-023.0-114.00

M. TROY FREDMAN, ESQUIRE STERN & EISENBERG, PC 1581 Main Street, Suite 200 The Shops at Valley Square Warrington, PA 18976 (215) 572-8111

July 29 and August 5, 12

SALE NO. 35

Ex. #13626 of 2015

Ocwen Loan Servicing, LLC, Plaintiff

v.

Jonathan Schill, Sr. a/k/a

Jonathan Schill, Defendant

DESCRIPTION

Land situated in the City of Erie in the County of Erie in the State of PA All that certain piece or parcel of land situate in the Sixth Ward of the City of Erie, County of Erie, and Commonwealth of Pennsylvania, having a lot size of 40 feet by 120 feet and having erected thereon a two story frame dwelling, bearing Erie County Index No. 19-062-21-310, and being more commonly known as 2917 Elmwood Avenue, Erie, Pennsylvania.

PROPERTY ADDRESS: 2917 Elmwood Avenue, Erie, PA 16508 PARCEL 19062021031000

BEING the same premises which Brenda S. Ferry by Deed dated September 8, 2008, and recorded September 29, 2008, in the Office of the Recorder of Deeds in and for Erie County in Deed Book 1523, Page 453, granted and conveyed unto Jonathan Schill.

JESSICA N. MANIS, ESQUIRE STERN & EISENBERG, PC 1581 Main Street, Suite 200 The Shops at Valley Square Warrington, PA 18976 (215) 572-8111

July 29 and August 5, 12

SALE NO. 36

Ex. #10967 of 2016

Deutsche Bank National Trust Company, as Trustee for Meritage Mortgage Loan Trust 2004-1 c/o Ocwen Loan Servicing, LLC, Plaintiff

v.

Elois Woodsbey a/k/a Eloise A.

Woodsbey, Defendant

DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the City of Erie and State of Pennsylvania and being part of Out Lot No. 573 and bounded and described as follows, to-wit:

BEGINNING at a point in the north line of Ninth Street one hundred sixty-five (165) feet eastwardly from the point of intersection of the north line of North Street with the east line of Ash Street (formerly Ash Lane); thence northwardly parallel with Ash Street (formerly Ash Lane) one hundred sixty-five (165) feet to a point; thence eastwardly and parallel with the north line of Ninth Street, forty one (41) feet and three (3) inches to a point; thence southwardly parallel with Ash Street (formerly Ash Lane) one hundred sixty-five (165) feet to the north line of Ninth Street and thence westwardly along the north line of Ninth Street forty one (41) feet and three (3) inches to the place of beginning and being Lot No. 6 of subdivision of Out Lot No. 573.

BEING the same premises which A&M Homes, Inc., a Pennsylvania Corporation, by Deed dated February 6, 2004 and recorded on February 11, 2004 in the office of the recorder of deeds in and for Erie County at book 1107 page 0184 granted and conveyed unto Eloise Woodsbey.

PROPERTY ADDRESS: 618 East 9th Street, Erie, PA 16503 PARCEL 15020031022400 ANDREW J. MARLEY, ESQUIRE STERN & EISENBERG, PC 1581 Main St, Suite 200 The Shops at Valley Square Warrington, PA 18976 (215) 572-8111

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FIRST PUBLICATION**ADSIT, LOUISE M.,
deceased**

Late of the County of Erie and State of Pennsylvania
Administrator: Scott J. Wilson, c/o Edward J. Niebauer, Esquire, 510 Cranberry Street, Suite 301, Erie, Pennsylvania 16507
Attorney: Edward J. Niebauer, Esquire, Talarico & Niebauer, 510 Cranberry Street, Suite 301, Erie, Pennsylvania 16507

**AMENDOLA, PAUL R.,
deceased**

Late of the Township of Summit, County of Erie and Commonwealth of Pennsylvania
Executor: Paul R. Amendola, Jr., c/o Kurt L. Sundberg, Jr., Esq., Suite 300, 300 State Street, Erie, PA 16507
Attorney: Kurt L. Sundberg, Jr., Esq., Marsh Spaeder Baur Spaeder & Schaaf, LLP., Suite 300, 300 State Street, Erie, PA 16507

**CARPINELLO, RUTH E.,
deceased**

Late of Millcreek Township, Erie County, Erie, Pennsylvania
Executor: Robert J. Jeffery, Esq., 33 East Main Street, North East, Pennsylvania 16428
Attorney: Robert J. Jeffery, Esq., Orton & Jeffery, P.C., 33 East Main Street, North East, Pennsylvania 16428

**DUCHARME, THOMAS P.,
deceased**

Late of the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania
Executor: Eleanor J. DuCharme, c/o The McDonald Group, L.L.P., 456 West Sixth Street, Erie, PA 16507
Attorney: Thomas J. Buseck, Esquire, The McDonald Group, L.L.P., 456 West Sixth Street, Erie, PA 16507

**GETTY, BETTY J.,
deceased**

Late of the City of Erie, Erie County, Pennsylvania
Executor: Darlene Fitzgerald, 3704 Brierwood Drive, Erie, PA 16510
Attorney: Scales Law Offices, LLC, 115 South Washington Street, Room 206, P.O. Box 346, Titusville, PA 16354

**HUDSON, HOWARD L.,
deceased**

Late of the Township of Fairview, County of Erie, Commonwealth of Pennsylvania
Executor: David A. Hudson, 4620 Bear Creek Road, Fairview, PA 16415-2013
Attorneys: MacDonald, Illig, Jones & Britton LLP, 100 State Street, Suite 700, Erie, Pennsylvania 16407-1459

**McANDREW, PAUL J.,
deceased**

Late of the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania
Administrator: Christopher J. McAndrew, 206 1/2 W. 1st Street, Oil City, PA 16301-2816
Attorneys: MacDonald, Illig, Jones & Britton LLP, 100 State Street, Suite 700, Erie, Pennsylvania 16407-1459

**NOWAK, ROBERT L.,
deceased**

Late of the City of Erie, County of Erie and State of Pennsylvania
Administrator: James E. Bryan, 2046 Charleston Avenue, Erie, PA 16509
Attorney: Richard T. Ruth, Esq., 1026 West 26th Street, Erie, PA 16508

**RADDER, DERYL L.,
deceased**

Late of the Township of Harborcreek, County of Erie and Commonwealth of Pennsylvania
Administrator: Josiah E. Radder, 234 S. Millvale Avenue, Pittsburgh, PA 15224-1607
Attorneys: MacDonald, Illig, Jones & Britton LLP, 100 State Street, Suite 700, Erie, Pennsylvania 16507-1459

**ROPELEWSKI, JOSEPH S., a/k/a
JOSEPH ROPELEWSKI,
deceased**

Late of the City of Erie, County of Erie and State of Pennsylvania
Executor: Gary Paczynski, PO Box 10111, Erie, PA 16514-0111
Attorney: James R. Steadman, Esq., 24 Main St. E., P.O. Box 87, Girard, PA 16417

**SIMPSON, ESTHER B.,
deceased**

Late of the City of Erie and County of Erie
Executrix: Virginia E. Bush, 4455 Emmett Drive, Erie, Pennsylvania 16511
Attorney: Brian D. Arrowsmith, Esquire, Carney & Good, 254 West Sixth Street, Erie, Pennsylvania 16507

**TARKOWSKI, LUCY A.,
deceased**

Late of the Township of Millcreek, County of Erie, State of Pennsylvania
Executrix: Georgia L. Tarkowski, c/o 78 East Main Street, North East, PA 16428
Attorney: Brydon Law Office, Attorney John C. Brydon, 78 East Main Street, North East, PA 16428

**THOMPSON, ALLEN D.,
deceased**

Late of North East Township, Erie County, North East, Pennsylvania
Executor: Patrick L. Thompson, c/o Robert J. Jeffery, Esq., 33 East Main Street, North East, Pennsylvania 16428
Attorney: Robert J. Jeffery, Esq., Orton & Jeffery, P.C., 33 East Main Street, North East, Pennsylvania 16428

**TRIPPE, THELMA, a/k/a
THELMA HELEN TRIPPE,
deceased**

Late of the Borough of North East, County of Erie and Commonwealth of Pennsylvania
Administrator: Jason G. Trippe, c/o Elderkin Law Firm, 150 East 8th Street, Erie, PA 16501
Attorneys: Elderkin Law Firm, 150 East 8th Street, Erie, PA 16501

**WORK, JOAN M.,
deceased**

Late of Millcreek Township, County of Erie and Commonwealth of Pennsylvania
Executor: Randolph J. Work, c/o Quinn Buseck, Leemhuis Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506-4508
Attorney: Colleen R. Stumpf, Esq., Quinn Buseck Leemhuis Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506-4508

SECOND PUBLICATION**BRUNETTI, DANNY,
deceased**

Late of the Township of Millcreek, County of Erie, Commonwealth of Pennsylvania
Executor: Dennis L. Brunetti, 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

**EDWARDS, ROXINE ANN, a/k/a
ROXINE A. EDWARDS,
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Executor: Michele C. Edwards, 1211 East 30th Street, Erie, PA 16504
Attorney: Thomas S. Kubinski, Esquire, The Conrad - F.A. Brevillier House, 502 Parade Street, Erie, PA 16507

**FLYNN, LEO M.,
deceased**

Late of Erie City, Erie County, Pennsylvania
Executrix: Alyson Flynn, c/o Jeffrey D. Scibetta, Esq., Knox McLaughlin Gornall & Sennett, 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

**GOTTESMAN, VIRGINIA A.,
a/k/a GOTTESMAN, VIRGINIA,
deceased**

Late of the Erie City
Executor: Max William Gottesman
Attorney: Andrew J. Sisinni, Esquire, 1314 Griswold Plaza, Erie, PA 16501

**HOWLAND, SUSAN C., a/k/a
SUSAN HOWLAND,
deceased**

Late of the Township of Millcreek, County of Erie, State of Pennsylvania
Executrix: Lisa Sackett, 403 Woodcock Drive, Girard, PA 16417
Attorney: Grant M. Yochim, Esq., 24 Main St. E., P.O. Box 87, Girard, PA 16417

**LEWIS, JEREMY THOMAS,
a/k/a JEREMY T. LEWIS,
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Administratrix: Rebecca L. Rose, 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

**LYONS, LILLIE M. McCOY,
a/k/a LILLIE MAE LYONS,
deceased**

Late of Fairview Township, County of Erie, Commonwealth of Pennsylvania
Administrator: Mark A. Atkinson, c/o Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506
Attorney: Colleen R. Stumpf, Esq., Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506

**LYTLE, RUTH E.,
deceased**

Late of the Borough of Wesleyville, County of Erie, Commonwealth of Pennsylvania
Executor: Mark D. Lytle, 38 Daniels Avenue, Conneaut, OH 44030
Attorney: None

**OLESKY, AGNES H.,
deceased**

Late of the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania
Co-Executors: Mark E. Olesky and Cynthia M. Olesky, 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

PRICE, DOROTHY M., a/k/a DOROTHY PRICE, deceased

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

Executor: Charles Price, Jr., 37 Miles Street, Union City, PA 16348

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

REGENSBURGER, PATRICIA L., deceased

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

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

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

SLAUGHENHAUPT, DONALD R., deceased

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

Executor: Barry C. Slaughenaupt, c/o Denise C. Pekelnicky, Esq.

Attorney: Denise C. Pekelnicky, Esq., 68 East Main Street, North East, PA 16428

STROUP, BERTON W., deceased

Late of Borough of Wesleyville, Erie County, Commonwealth of Pennsylvania

Co-Administrators: Anthony Stroup & Allyson Woyicki, c/o 120 West 10th Street, Erie, PA 16501

Attorney: Christine Hall McClure, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West 10th Street, Erie, PA 16501

THIRD PUBLICATION

BELLANCEAU, MICHAEL, deceased

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

Executrix: Ruth Hurlbert, 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

DICK, DAVID R., deceased

Late of the City of Erie

Executor: Glenn E. Craig, 10511 Bennett Road, Erie, PA 16510

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

GONDA, INEZ R., a/k/a INEZ ROSE GONDA, deceased

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

Executor: Kimberly Richer, 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

HARTIGAN, JOHN R., deceased

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

Executor: Jennifer Krupinski-Swantek, c/o Eugene C. Sundberg, Jr., Esq., Suite 300, 300 State Street, Erie, PA 16507

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

JUNKER, SALLY ANN, deceased

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

Co-Executors: Brian C. Junker and Gary R. Junker, c/o James E. Marsh, Jr., Esq., Suite 300, 300 State Street, Erie, PA 16507

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

KRIEBEL, PATRICIA A., deceased

Late of the Township of Millcreek

Executor: Kenneth R. Kriebel

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

MALINOWSKI, EDWARD J., a/k/a EDWARD MALINOWSKI, deceased

Late of the Township of Fairview

Executor: Laura Fonseca

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

MCKENZIE, THOMAS J., deceased

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

Administratrix: Christina A. McKenzie, c/o 504 State Street, Suite 300, Erie, PA 16501

Attorney: Alan Natalie, Esquire, 504 State Street, Suite 300, Erie, PA 16501

PRYBER, BONNIE E., a/k/a BONNIE ELAINE PRYBER, deceased

Late of Millcreek Township, Erie County, Commonwealth of Pennsylvania

Executor: Jennifer B. McTiernan, 797 Mercer Ln., West Chester, PA 19380

Attorney: None

SCULLY, SEAN F., a/k/a SEAN FRANCIS SCULLY, deceased

Late of Fairview Township, Erie County, Commonwealth of Pennsylvania
Co-Executors: Steven L. Scully and 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

STEWART, ISABELLA B., deceased

Late of Erie, PA
Administrator: Margaret J. Barickman, 4268 W. 28th Street, Erie, PA 16506
Attorney: Matthew J. Parini, Esquire, 502 West Seventh Street, Erie, Pennsylvania 16502

SWAGER, DONALD C., deceased

Late of the Township of Millcreek, Erie County, PA
Executor: PNC Bank, N.A., c/o Trust Division, 901 State Street, Erie, PA 16501
Attorney: Frances A. McCormick, Esquire, Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

WASHEK, MARK DAVID, deceased

Late of Erie County, Pennsylvania
Administrator: Stephen J. Washek, c/o Peter J. Sala, Esquire, 731 French Street, Erie, PA 16501
Attorney: Peter J. Sala, Esquire, 731 French Street, Erie, PA 16501

WIEST, ARLINE F., deceased

Late of the City of Erie, Erie County, PA
Executor: Richard A. Wiest, c/o 120 West 10th Street, Erie, PA 16501
Attorney: Jerome C. Wegley, Esquire, Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

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