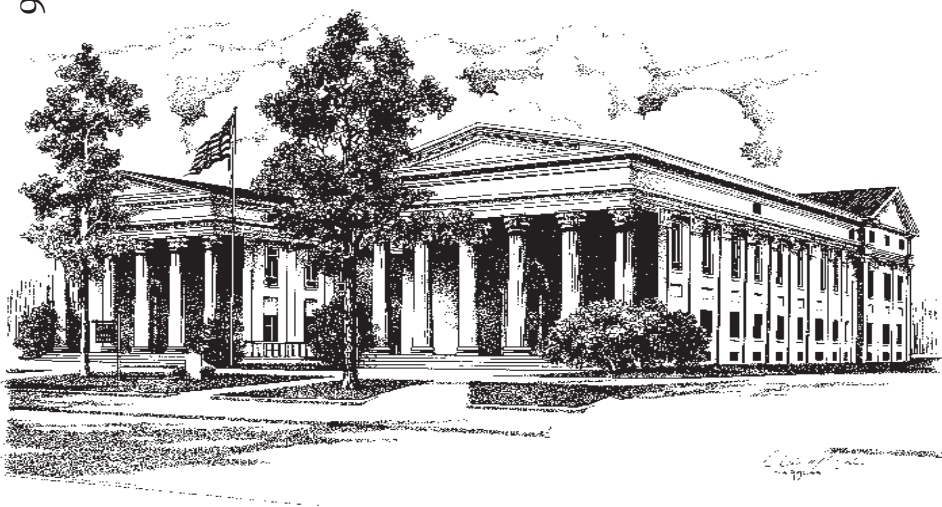


*Erie
County
Legal
Journal*

September 16, 2016

Vol. 99 No. 38



99 ERIE 176-178
Commonwealth v. Waid

Erie County Legal Journal

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

Managing Editor: Michael Yonko
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.

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 LEGAL JOURNAL (ISSN 0730-6393) is published every Friday for \$57 per year (\$1.50 single issues/\$5.00 special issues, i.e. Seated Tax Sales). Owned and published by the Erie County Bar Association (Copyright 2016©) 302 West 9th St., Erie, PA 16502 (814/459-3111). POSTMASTER: Send Address changes to THE ERIE COUNTY LEGAL JOURNAL, 302 West 9th St., Erie, PA 16502-1427.

Erie County Bar Association

Calendar of Events and Seminars

MONDAY, SEPTEMBER 19, 2016

Senior Lawyers Division Event
Erie Insurance Technical Training Center Tour
10:30 a.m.

TUESDAY, SEPTEMBER 20, 2016

Family Law Section Meeting
11:30 a.m.
Judge Sambroak's Courtroom

FRIDAY, SEPTEMBER 23, 2016

Nominating Committee Meeting
8:30 a.m.
ECBA Headquarters

FRIDAY, SEPTEMBER 23, 2016

ECBA Live Lunch-n-Learn Seminar
*Involuntary Commitments: The Safety of the Patient
and the Community*
Bayfront Convention Center
12:15 p.m. - 1:45 p.m.
\$67 (ECBA member/non-attorney staff)
\$87 (nonmember)
\$47 (member judge not needing CLE)
\$20 (Erie County Mental Health Delegates)
1.5 hours substantive

MONDAY, SEPTEMBER 26, 2016

ECBA Board of Directors Meeting
Noon
ECBA Headquarters

WEDNESDAY, SEPTEMBER 28, 2016

ECBA Live Seminar
*A Basic Overview of the Pennsylvania Workers'
Compensation Law and how it impacts Social
Security, Medicare, Personal Injury and
Child Support matters*
Courtyard Marriott
4:00 p.m. - 5:00 p.m.
\$45 (ECBA member/non-attorney staff)
\$58 (nonmember)
\$30 (member judge not needing CLE)
1 hour substantive

THURSDAY, OCTOBER 6, 2016

Young Lawyers Division Happy Hour
with the Women's Division
5:30 p.m.
Harbor House

TUESDAY, OCTOBER 11, 2016

Red Mass
5:15 p.m.
St. Peter's Cathedral

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



Erie County Bar
Association



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In Memoriam



James E. Beveridge

January 8, 1933 - September 1, 2016

*James E. Beveridge of Erie passed away on Thursday,
September 1, 2016 at the age of 83.*

Jim was born in Erie on January 8, 1933 to John and Anna May Jaso Beveridge. He graduated from East High School in 1950, Gannon College in 1954 and received his law degree from the University of Pennsylvania in 1959. He also served as a First Lieutenant in the U.S. Army.

Jim was in private law practice for over 25 years and served as Solicitor for County of Erie, Office of Children and Youth.

In addition to his parents, Jim was preceded in death by his two brothers, John and William Beveridge; and two sisters, Carol Schultz and Arlene Kielczewski; and his former wife, longtime friend and mother of his children, Marilyn J. Beveridge.

He is survived by two daughters, Pamela (Gary) Mentch of Spokane, Washington and Lynn Beveridge of Pacific Palisades, California; one son, David (Diane) Beveridge of Rye, New York; five grandchildren, Justin, Michael and Jacqueline Beveridge, Stephanie (Ryan) Hepburn and Alex Mentch; one great-grandchild, Everett Hepburn; and one sister, Barbara Averill.

A private family service will be held.

*Memorials may be made to the Erie County Law Foundation,
302 West Ninth Street, Erie, PA 16502.*



ECBA NOMINATING COMMITTEE TO MEET

In accordance with Article V, Section (2) of the Erie County Bar Association (ECBA) By-Laws, the membership is hereby notified that the Nominating Committee will meet on **Friday, September 23, 2016** at 8:30 a.m. at the ECBA Headquarters. Any Association member wishing to nominate a candidate for any of the following offices may do so in writing to the ECBA office prior to the September 23rd meeting: Second Vice-President (1 year term); Treasurer (1 year term); Four Board Members (3 year terms each).

Positive leadership characteristics of nominees include, among other things, a willingness to devote the necessary time to this commitment; integrity, intelligence, vision, decisiveness, reliability, open-mindedness; interest in and support of the ECBA and its mission, exhibited through current or recent involvement in the Association's work; is an ethical and respected member of the ECBA; unlikely to embarrass the ECBA by words or deeds; works well with staff.

It will be the duty of the Nominating Committee to place in nomination the names of one candidate for each seat to be filled by election. Nominations to be considered will come from the membership and from the Nominating Committee itself. No other nominations may be made from the floor at the election meeting.

Sept. 9,16

Notice to the Profession

If you are thinking of retiring, a local, young, solo attorney would like to speak with you about the possibility of purchasing your practice. Confidentiality, and compliance with Rules of Professional Conduct a must. Please contact sbsmith@eriebar.com for more information.

Sept. 9, 16

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COMMONWEALTH OF PENNSYLVANIA

v.

JEFFREY ALLAN WAID

CRIMINAL PROCEDURE / DRIVING UNDER THE INFLUENCE

In order to justify a vehicle stop, a law enforcement officer must have either **reasonable suspicion** of a motor vehicle **violation that must be investigated** or **probable cause** of a **completed violation** of the motor vehicle code.

EVIDENCE / SUPPRESSION MOTION

It is the sole province of the suppression court to weigh the credibility of witnesses. As such, courts are entitled to believe all, part or none of the evidence presented.

CRIMINAL PROCEDURE / DRIVING ON ROADWAYS LANED FOR TRAFFIC

Brief and momentary touching of lines is permissible (*de minimus* in nature). 75 Pa.C.S.A. §3309 does not require perfect driving, only "driving nearly as practicable" within single lane.

IN THE COURT OF COMMON PLEAS OF ERIE COUNTY, PENNSYLVANIA
CRIMINAL DIVISION NO. 11 OF 2016

Appearances: Paul S. Sellers, Esquire for the Commonwealth
Chad J. Vilushis, Esquire for the Defendant

Brabender, J.

August 23, 2016

The matter is before the Court on the Defendant's Omnibus Pre-Trial Motion. Following a hearing, and upon consideration of the parties' briefs, the Motion shall be **GRANTED**.

FINDINGS OF FACT

1. The Defendant, Jeffrey Allan Waid, was charged with two counts of Driving Under the Influence (First Offense, and Highest Rate, First Offense)¹. The Criminal Complaint also originally included the summary offenses of Driving on Right Side of Roadway, Driving on Roadways Laned for Traffic, and Careless Driving².

2. The charges arose from a stop of a 2007 GMC Canyon operated by the Defendant on State Route 19 in Waterford Township, Pennsylvania, on October 1, 2015. The Defendant was headed north on Route 19 in the evening when he was pulled over by Pennsylvania State Police Troopers Jeffrey Vincent and Kyle Callahan, and ultimately charged with DUI.

3. On May 24, 2016, the Defendant filed an Omnibus Pre-Trial Motion, alleging the stop was illegal because the police lacked the requisite reasonable suspicion and/or probable cause to pull the Defendant over. Alternately, the Defendant asserts the driving violations for which the Defendant was stopped were *de minimis* in nature.

4. A hearing on the motion was held on June 22, 2016. The Commonwealth presented the testimony of Trooper Jeffrey Vincent. The Commonwealth played the mobile video recording (MVR) of the alleged traffic violations. The MVR was taken by a recording system in the

¹ 75 Pa.C.S.A. §3301, 75 Pa.C.S.A. §3309, and 75 Pa.C.S.A. §3714(a).

² 75 Pa.C.S.A. §§3802(a)(1) and 3802(c).

police vehicle. The recording was admitted in evidence as Commonwealth Exhibit "1".

5. Following the hearing, the parties submitted written briefs in support of their respective positions.

6. The Defendant asserts the traffic stop was based upon alleged completed motor vehicle violations, rather than an investigation of a possible DUI, therefore, the "probable cause" standard applies. The Defendant asserts probable cause of a completed violation of the Motor Vehicle Code was lacking, because at best, the MVR established three (3) touchings of the double yellow lines over a two (2)-mile observation period, with no traffic in the vicinity during any of the alleged line touchings. Defendant asserts any line touchings were *de minimis* in nature, and not illegal.

7. Officer Vincent, on direct examination, testified the traffic stop was initiated because the Defendant's vehicle wove within the roadway; crossed the center line on three occasions; and drifted within its lane toward the center line, causing a vehicle traveling in the opposite direction to move to the right. On cross-examination, Officer Vincent admitted he did not observe the tires of Defendant's vehicle cross the center line, and, at most, observed three (3) "touches" of the center line. The officer clarified his earlier testimony during direct examination that he defined "touchings" as "crossings" of the line. The officer admitted the Defendant maintained travel within his own lane when an oncoming vehicle in the opposing lane moved over to the right, and it was at this time the officers decided to stop the Defendant's vehicle.

8. In the written brief submitted after the suppression hearing, the Commonwealth asserted the Defendant touched or drove on the painted lines several times, and Defendant's vehicle drifted within his lane of travel toward the middle line as a semi-tractor-trailer passed in the opposite direction and shifted within its own lane. The Commonwealth asserts this evidence should provide sufficient basis for the stop of Defendant's vehicle.

CONCLUSIONS OF LAW

1. "Once a motion to suppress has been filed, it is the Commonwealth's burden to prove, by a preponderance of the evidence, that the challenged evidence was not obtained in violation of the defendant's rights." *Commonwealth v. Wallace*, 42 A.3d 1040, 1047-1048 (Pa. 2012). *See also, Pa.R.Crim.P. 581(H)*.

2. As the Commonwealth contends the manner in which Defendant operated the vehicle violated sections of the Motor Vehicle Code, probable cause was required to justify the traffic stop. *See Commonwealth v. Feczko*, 10 A.3d 1285, 1290-1291 (Pa.Super. 2010).

3. "Probable cause to arrest exists 'when the facts and circumstances within the police officer's knowledge and of which the officer has reasonably trustworthy information are sufficient in themselves to warrant a person of reasonable caution in the belief that an offense has been committed by the person to be arrested. Probable cause justifying a warrantless arrest is determined by the totality of the circumstances. It is the facts and circumstances within the personal knowledge of the police officer that frames the determination of the existence of probable cause.'" *Commonwealth v. Salter, supra* at 996-997, *citing Commonwealth v. Williams*, 941 A.2d 14, 27 (Pa.Super. 2008).

4. The facts as articulated by Officer Vincent and as demonstrated on the MVR are insufficient to establish probable cause warranting a traffic stop of the Defendant's vehicle.

Under all of the circumstances, including the *de minimis* nature of the Defendant's alleged actions, the absence of erratic driving, and the facts the Defendant maintained travel within his own lane at all times and, at best touched the center line on three occasions, the stop was unlawful. See *Commonwealth v. Garcia*, 859 A.2d 820, 823 (Pa.Super. 2004); *Commonwealth v. Battaglia*, 802 A.2d 652, 655-656 (Pa.Super. 2002).

5. The Commonwealth failed to establish, by a preponderance of the evidence, probable cause a completed motor vehicle violation occurred. All evidence seized or obtained as a result of the unlawful stop, including all evidence of driving under the influence, must be suppressed as fruit of the poisonous tree. Defendant's Omnibus Pre-Trial Motion must be **GRANTED**.

BY THE COURT:

/s/ **Daniel J. Brabender, Jr., Judge**

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 July 19, 2016 for CookOut located at 8285 Gulf Rd. North East, PA 16428. The name and address of each individual interested in the business is Jared S Zook, 8285 Gulf Rd., North East, PA 16428. This was filed in accordance with 54 PaC.S. 311.

Sept. 16

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 July 12, 2016 for Regent Couture located at 717 Myrtle St. Apt 2, Erie, PA 16502. The name and address of each individual interested in the business is Fadumo Sufi, 717 Myrtle St. Apt. 2, Erie, PA 16502. This was filed in accordance with 54 PaC.S. 311.

Sept. 16

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 LNZ PRODUCTS, INC. Harold J. Bender, Esquire 1324 South Shore Drive Erie, PA 16505

Sept. 16

INCORPORATION NOTICE

Notice is hereby given that Paul Wurst Landscaping Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

Sept. 16

LEGAL NOTICE

IN THE CIRCUIT COURT OF THE EIGHTEENTH JUDICIAL CIRCUIT IN AND FOR SEMINOLE COUNTY, FLORIDA
IN THE MATTER OF ADOPTION OF: SKYE ATKINSON, HUNTER ATKINSON, Adoptees.

CASE NO.: 2016-DR-1040-05A-W
NOTICE OF ACTION

**TO: BRANDON JOHNSON
YOU ARE HEREBY NOTIFIED**

that an action for stepparent adoption has been filed against you, and that you are required to serve a copy of your written defenses, if any, to it on **Irene B. Pons, Esquire**, attorney for Petitioner, whose address is **60 South Semoran Boulevard, Orlando, Florida 32807** on or before September 19, 2016, and file the original with the **Seminole County Clerk of Court, 301 North Park Avenue, Sanford, Florida 32771**, before service on Petitioner or immediately thereafter.

If you fail to do so, a default may be entered against you for the relief demanded in the petition. Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Notice of Current Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed to the address on record at the clerk's office.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

DATED: August 10, 2016

Maryanne Morse
CLERK OF THE CIRCUIT COURT
By: /s/ Debra A. Wyker
DEPUTY CLERK

Sept. 2, 9, 16, 23

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SHERIFF SALES

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

**SEPTEMBER 23, 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

Sept. 2, 9, 16

SALE NO. 1

**Ex. #10717 of 2016
LSF8 Master Participation Trust,
Plaintiff**

v.

**Joe R. Shoop, Jr.; Kimberly A. Shoop, a/k/a Kimberly Shoop,
Defendants**

SHERIFF'S SALE

By virtue of a Writ of Execution file to No. 2016-10717, LSF8 Master Participation Trust vs. Joe R. Shoop, Jr.; Kimberly A. Shoop, AKA Kimberly Shoop, owner(s) of property situated in The City of Erie, County of Erie, Commonwealth of Pennsylvania being 1758 East Grandview Boulevard, Erie, PA 16510
0.2571

Assessment Map Number: 18052026011800
Assessed Value figure: \$57,500.00
Improvement thereon: Single Family Dwelling
Kimberly J. Hong, Esquire
Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028
614-220-5611

Sept. 2, 9, 16

SALE NO. 2

**Ex. #11122 of 2016
NATIONSTAR MORTGAGE
LLC, Plaintiff**

v.

**ARTHUR D. McCARTAN,
Defendant**

DESCRIPTION

All that parcel of land situate in the Borough of Albion, County of Erie and Commonwealth of Pennsylvania, bounded, and described as follows, to-wit:

Beginning at an iron survey pin located on the West right of way of Collins Drive, at the Northeast corner of lands herein described, said point also being the Southeast corner of lands of P.E. and D. Dorr and also the original Northeast corner of lands of Norman H. and Natalie Rabell as described in Deed Book 1191, page 30, thence from said point of beginning the following courses: South 01 degree 02 minutes 00 seconds East along the West right of way line of Collins Drive, a distance of 100.00 feet to an iron survey pin, said point being the South East corner of lands herein described; thence South 88 degrees 58 minutes 00 seconds West, a distance of 150.00 feet to an iron survey pin located on the East line of lands of H.R. and L.M. Connors, said point being the Southwest corner of lands herein described; thence North 01 degree 02 minutes 00 seconds West, along said lands of Connors, a distance of 100.00 feet to an iron survey pin located at the Northwest corner of lands herein described, said point also being the Southwest corner of the aforementioned lands of Dorr; thence, North 88 degrees 58 minutes 00 seconds East, along said lands of Dorr, a distance of 150.00 feet to the

point of beginning.
Being Known As Parcel Number: 01-008-037-0001-05
PROPERTY ADDRESS: 20 Collins Drive, Albion, PA 16401
KML Law Group, P.C.
Attorney for Plaintiff
Suite 5000 - BNY Independence Center, 701 Market Street
Philadelphia, PA 19106
(215) 627-1322

Sept. 2, 9, 16

SALE NO. 3

**Ex. #11227 of 2016
Nationstar Mortgage LLC,
Plaintiff**

v.

**Darrell W. Shaffer and
Shannon L. Shaffer, Defendants**

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 2016-11227, Nationstar Mortgage LLC vs. Darrell W. Shaffer and Shannon L. Shaffer, owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 2920 Hazel Street, Erie, PA 16508
.1152

Assessment Map number: 19060044032000
Assessed Value figure: \$64,730.00
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

Sept. 2, 9, 16

SALE NO. 4

**Ex. #10186 of 2016
PNC BANK, NATIONAL
ASSOCIATION, Plaintiff**

v.

**JOHN P. DONOFRIO, a/k/a
JOHN P. D'ONOFRIO,
Defendant**

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 10186-2016 PNC BANK, NATIONAL ASSOCIATION vs. JOHN P. DONOFRIO, a/k/a JOHN P. D'ONOFRIO
JOHN P. DONOFRIO, a/k/a JOHN P. D'ONOFRIO, owner(s) of property situated in TOWNSHIP

OF MILLCREEK, Erie County, Pennsylvania being 2517 WEST 32 STREET, ERIE, PA 16506
 1075 square feet
 Assessment Map number: (33) 075-321.0-004.00
 Assessed Value figure: \$81,200.00
 Improvement thereon: single family dwelling
 Brett A. Solomon, Esquire
 Michael C. Mazack, Esquire
 Tucker Arensberg, P.C.
 1500 One PPG Place
 Pittsburgh, PA 15222
 (412) 566-1212

Sept. 2, 9, 16

SALE NO. 5

Ex. #10174 of 2016
PNC BANK, NATIONAL ASSOCIATION, Plaintiff
 v.
JOHN BENNETT, a/k/a JOHN A. BENNETT, Defendant
LEGAL DESCRIPTION

ALL that certain piece or parcel of land situate in Tract 338 of the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:
 BEING Lot No. Four (4) of HARMONY HILLS SUBDIVISION as the same is recorded in the Office of the Recorder of Deeds in and for Erie County, Pennsylvania in Map Book 7, page 60.
 SAID premises having erected thereon a dwelling house commonly known as 1803 Norcross Road, Erie, Pennsylvania 16510, and being further identified by Erie County Tax Index No. (33) 112-491-19.
 BEING the same premises granted and conveyed unto John Bennett, single, by Deed of Leo Bennett and Cora Bennett, his wife, dated February 18, 2003, and recorded in the Office of the Recorder of Deeds of Erie County, Pennsylvania on February 26, 2003 in Book 0980, page 0971.
 ERIE COUNTY TAX PARCEL I.D. NO. 33-112-491-19.0-019.00
 TUCKER ARENSBERG, P.C.
 Brett A. Solomon, Esquire
 Pa. I.D. No. 83746
 Michael C. Mazack, Esquire
 Pa. I.D. No. 205742
 1500 One PPG Place

Pittsburgh, Pennsylvania 15222
 (412) 566-1212
 Attorneys for PNC Bank, National Association, Plaintiff
 Sept. 2, 9, 16

SALE NO. 7

Ex. #13531 of 2015
CITIZENS BANK, N.A. F/K/A RBS CITIZENS, N.A., Plaintiff
 v.

Harold E. Corey, II
Eileen A. Corey
United States of America,
Defendant
DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in Tract No. 196, Harborcreek Township, Erie County, Pennsylvania.
 BEING KNOWN AS: 1865 Davison Road, Harborcreek, PA 16421
 PARCEL #27-032-125.0-010.04
 Improvements: Residential Dwelling, Gregory Javardian, Esquire
 ID No. 55669
 1310 Industrial Boulevard
 1st Floor, Suite 101
 Southampton, PA 18966
 (215) 942-9690

Sept. 2, 9, 16

SALE NO. 8

Ex. #10894 of 2016
LSF9 MASTER PARTICIPATION TRUST, Plaintiff
 v.

CHERYL KENSINGER a/k/a CHERYL A. BARTOSEK, Defendant
DESCRIPTION

By virtue of a Writ of Execution filed to No. 10894-16, LSF9 Master Participation Trust v. Cheryl Kensinger a/k/a Cheryl A. Bartosek Cheryl Kensinger a/k/a Cheryl A. Bartosek, owners of property situated in the Township of Summit, Erie County, Pennsylvania being 1606 Robison Road, Erie, Pennsylvania 16509.
 Tax I.D. No. 40028071000700
 Assessment: \$ 75,854.95
 Improvements: Residential Dwelling McCabe, Weisberg and Conway, P.C.
 123 South Broad Street, Suite 1400 Philadelphia, PA 19109
 215-790-1010

Sept. 2, 9, 16

SALE NO. 9
Ex. #12217 of 2013
U.S. Bank National Association, as Trustee for the Pennsylvania Housing Finance Agency, Plaintiff
 v.

Julie D. Zielinski, Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution No. 2013-12217, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff VS. JULIE D. ZIELINSKI, Defendant Real Estate: 2713 WEST 13TH STREET, ERIE, PA 16505
 Municipality: Township of Millcreek Erie County, Pennsylvania
 See Instrument #2010-014096
 Tax I.D. (33) 33-187-13
 Assessment: \$21,900. (Land) \$70,560. (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

Sept. 2, 9, 16

SALE NO. 10

Ex. #10574 of 2010
Deutsche Bank National Trust Company, as Trustee for, Argent Securities Inc. Asset-Backed Pass-Through Certificates, Series 2006-W3, Under The Pooling and Servicing Agreement Dated March 1, 2006, Plaintiff
 v.

Gilbert N. Vasile Elena Raucci, Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 2010-10574, Deutsche Bank National Trust Company, as Trustee for, Argent Securities Inc. Asset-Backed Pass-Through Certificates, Series 2006-W3, Under The Pooling and Servicing Agreement Dated March 1, 2006 vs. Gilbert N. Vasile, Elena Raucci
 Amount Due: \$143,026.91
 Gilbert N. Vasile, Elena Raucci, owner(s) of property situated in ERIE CITY, Erie County, Pennsylvania

being 4329 Pine Avenue, Erie, PA 16504-2337
 Dimensions: 28 X 36
 Acreage: 0.2816
 Assessment Map number: 18052008020000
 Assessed Value: \$115,790.00
 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

Sept. 2, 9, 16

SALE NO. 11

Ex. #10043 of 2016
CITIFINANCIAL SERVICING, LLC
 v.

GWENDOLYN A. BOLYARD
DESCRIPTION

ALL THAT CERTAIN parcel of land situated in Waterford Township, Erie County, Commonwealth of Pennsylvania, as more fully described in Volume 1257, page 1469, ID #47-4-12-6.01, being known and designated as a metes and bounds property.
 BEING KNOWN AS: 2282 STRONG ROAD, WATERFORD, PA 16441
 PARCEL #47-4-12-6-01
 Improvements: Residential Dwelling.
 Powers Kim & Associates, LLC
 Amanda L. Rauer, Esquire
 Id. No. 307028
 Attorneys for Plaintiff
 Eight Neshaminy Interplex
 Suite 215
 Trevoise, PA 19053
 (215) 942-2090

Sept. 2, 9, 16

SALE NO. 12

Ex. #10016 of 2016
U.S. BANK NATIONAL ASSOCIATION as Trustee for the registered holders of **ABFC 2007-WMCI Trust Asset Backed Funding Corporation Asset Backed Certificates, Series 2007-WMCI c/o Ocwen Loan Servicing, LLC, Plaintiff**
 v.
Jessica L. Edwards, Defendant(s)

LEGAL DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the City of Erie, County of Erie and State of Pennsylvania, being lots numbered one hundred eighty (180) and one hundred eighty one (181) on a Map or Plan of Erie Terrace, dated June 19, 1909, made by A. L. Eliot, Civil Engineer, and filed in the Recorder's Office of Erie County, Pennsylvania in Map Book, No. 1 at page 378, to which plot reference is hereby made for a further description of said property. Having erected thereon a one and one-half story frame dwelling and being commonly known as 3422 Lawrence Avenue, Erie, Pennsylvania, now known as 3422 Devoe Avenue, Erie, Pennsylvania.

BEING the same premises which George Lee Rose and Debra Lee Rose, husband and wife, by Deed dated January 26, 2007 and recorded on February 6, 2007 in the office of the recorder of deeds in and for Erie County at Instrument Number 2007-003578 granted and conveyed unto Chad A. Leuthold and Jessica L. Edwards, as joint tenants with the right of survivorship. Chas A. Leuthold has since departed this life on May 12, 2008.

PROPERTY ADDRESS: 3422 Devoe Avenue, Erie, PA 16508
 PARCEL 19061063041200
 ANDREW J. MARLEY ESQUIRE
 STERN & EISENBERG PC
 1581 Main St, Suite 200
 The Shops at Valley Square
 Warrington, PA 18976
 (215) 572-8111

Sept. 2, 9, 16

SALE NO. 13

Ex. #12910 of 2014
Wells Fargo Bank, N.A., Plaintiff
 v.
Matthew J. Kemper; Dayus M. Kemper, Defendants
SHERIFF'S SALE

By virtue of a Writ of Execution file to No. 14-12910, Wells Fargo Bank, N.A. vs. Matthew J. Kemper; Dayus M. Kemper, owner(s) of property situated in The Borough of Lake City, County of Erie, Commonwealth of Pennsylvania being 2737 Arneman

Lane, Lake City, PA 16423
 0.2755
 Assessment Map Number: 28015021002206
 Assessed Value figure: \$121,180.00
 Improvement thereon: Single Family Dwelling
 Kimberly J. Hong, Esquire
 Manley Deas Kochalski LLC
 P. O. Box 165028
 Columbus, OH 43216-5028
 614-220-5611

Sept. 2, 9, 16

SALE NO. 14

Ex. #10804 of 2016
CITIZENS BANK, N.A. f/k/a RBS CITIZENS, N.A., Plaintiff
 v.

Eric M. McGraw, Defendant
DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the 5th Ward, City of Erie, and Commonwealth of Pennsylvania.
 BEING KNOWN AS: 969 East 34th Street, Erie, PA 16504
 PARCEL #18-053-095.0-203.00
 Improvements: Residential Dwelling.
 Gregory Javardian, Esquire
 Id. No. 55669
 1310 Industrial Boulevard
 1st Floor, Suite 101
 Southampton, PA 18966
 (215) 942-9690

Sept. 2, 9, 16

SALE NO. 15

Ex. #12665 of 2015
Deutsche Bank National Trust Company, as Trustee for Ameriqwest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2002-4, Plaintiff
 v.

Jeanette Louise Dickson, in her capacity as Administrator d.b.n.c.t.a and Heir of the Estate of Julie Anne Green a/k/a Julie A. Green and Beneficiary of the Julie Anne Green a/k/a Julie A. Green Testamentary Residential Trust
Nicholas William Edson, in his capacity as Heir of the Estate and Beneficiary of the Julie Anne Green a/k/a Julie A. Green Testamentary Residential Trust

Deborah Chandler a/k/a Debbie Chandler, in her capacity as Devisee of the Estate of Julie Anne Green a/k/a Julie A. Green and Possible Owner Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Julie Anne Green a/k/a Julie A. Green, Deceased, Defendant(s)

DESCRIPTION

ALL that certain piece or parcel of land situate in the Township of Washington, County of Erie and Commonwealth of Pennsylvania, being part of Tract 419, bounded and described as follows to-wit: BEGINNING at the southwesterly corner of the piece at an iron survey point in the centerline of State Road, leading from McLane Corner to Waterford distant thereon South 64 degrees 24 minutes East 232.53 feet from an iron survey point at the original southwesterly corner of the whole piece; thence North 07 degrees 45 minutes 20 seconds East, passing over an iron survey point at distance of 26.27 feet, three hundred twenty-nine and forty-eight hundredths (329.48) feet to an iron survey point; thence by the residue of the piece South 75 degrees 07 minutes 50 seconds East, two hundred thirty-three and seventy-one hundredths (233.71) feet to an iron survey point; thence by the same South 07 degrees 45 minutes 20 seconds West, passing over an iron survey point at distance of 243.48 feet, two hundred seventy (270.00) feet to an iron survey point in the centerline of the State Road aforesaid; thence South 78 degrees 14 minutes West, along the centerline of the State Road, one hundred sixty-five (165.00) feet to an iron survey point; thence by the same North 64 degrees 24 minutes West, eighty and twenty-five hundredths (80.25) feet to the place of beginning. Parcel ID No. 45-2-5-22 TITLE TO SAID PREMISES IS VESTED IN Julie Anne Green, by Deed from Dale M. Tshudy and Johnna D. Tshudy his wife, dated 07/29/1997, recorded 08/05/1997 in Book 0512, Page 1179. *The said Julie Anne Green died*

on or about 04/11/2009 and upon information and belief her surviving heirs at law and next-of-kin are Jeanette Louise Dickson, Nicholas William Edson, Deborah Chandler, Father John Jacquel, Reverend Michael Kesick, Father Scott Stroupe and Unknown Heirs. Father John Jacquel, Reverend Michael Kesick and Father Scott Stroupe have waived their interest in the mortgage premises.

Tax Parcel #: 45-2-5-22
Premises being: 4600 Old State Road, McKean, PA 16426-2241
Phelan Hallinan Diamond

& Jones, LLP
1617 JFK Boulevard, Suite 1400
One Penn Center Plaza
Philadelphia, PA 19103
215-563-7000

Sept. 2, 9, 16

SALE NO. 16

**Ex. #11784 of 2015
VFS LENDING SERVICES VI, LLC, Plaintiff**

v.

**ROBERT L. MARSH A/K/A
ROBERT LEE MARSH, JR.,
Defendant**

DESCRIPTION

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE CITY OF ERIE, COUNTY OF ERIE AND COMMONWEALTH OF PENNSYLVANIA. BEING KNOWN AS: 1019 MARNE ROAD, ERIE, PA 16511
PARCEL # 15021024050000
Improvements: Residential Dwelling, Harry B. Reese, Esquire
Id. No. 310501
Eight Neshaminy Interplex
Suite 215
Trevoise, PA 19053
(215) 942-2090

Sept. 2, 9, 16

SALE NO. 17

**Ex. #12177 of 2015
Ocwen Loan Servicing, LLC,
Plaintiff**

v.

**TERRY L. ENGLISH
THERESA S. ENGLISH
Defendant(s)**

DESCRIPTION

ALL THAT CERTAIN LOT OF

LAND SITUATE IN BOROUGH OF LAKE CITY, ERIE COUNTY, PENNSYLVANIA BEING KNOWN AS 10072 Smith Street, Lake City, PA 16423
PARCEL NUMBER: 28-10-4-30
IMPROVEMENTS: Residential Property
UDREN LAW OFFICES, P.C.
Nicole LaBletta, Esquire
PA ID 202194
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003-3620
856-669-5400

Sept. 2, 9, 16

SALE NO. 18

**Ex. #12666 of 2015
NATIONSTAR MORTGAGE
LLC d/b/a CHAMPION
MORTGAGE COMPANY,
Plaintiff**

v.

**The Unknown Heirs of Ronald J. Erie, Deceased
Daniel Erie Seoley in His
Capacity as Heir of Ronald J. Erie, Deceased, Defendant**

DESCRIPTION

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE FIRST WARD OF THE CITY OF ERIE, COUNTY OF ERIE AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF EAST LAKE ROAD, ONE HUNDRED TWENTY-EIGHT (128) FEET EAST OF THE EAST LINE OF MARNE ROAD; THENCE SOUTHWARDLY AND PARALLEL WITH MARNE ROAD, ONE HUNDRED TEN (110) FEET TO THE NORTHERLY MARGIN OF AN ALLEY; THENCE WESTWARDLY ALONG SAID ALLEY AND PARALLEL WITH EAST LAKE ROAD, THIRTY-SEVEN (37) FEET TO A POINT; THENCE NORTHWARDLY AND PARALLEL WITH MARNE ROAD, ONE HUNDRED TEN (110) FEET TO THE SOUTH LINE OF THE EAST LAKE ROAD; THENCE EASTWARDLY AND ALONG THE SOUTH LINE OF THE EAST LAKE ROAD THIRTY-SEVEN (37) FEET

TO THE PLACE OF BEGINNING, HAVING ERECTED THEREON A TWO-STORY BRICK AND FRAME DWELLING KNOWN AS 1959 EAST LAKE ROAD, ERIE, PENNSYLVANIA. BEING THE SAME PROPERTY CONVEYED TO FIRST PARTY BY DEED RECORDED FEBRUARY 12, 1960 IN ERIE COUNTY DEED BOOK 815, PAGE 36.

Parcel No.: 14011016021500
 PROPERTY ADDRESS: 1959 East Lake Road, Erie, PA 16511
 KML Law Group, P.C.
 Attorney for Plaintiff
 Suite 5000 - BNY Independence Center, 701 Market Street Philadelphia, PA 19106
 (215) 627-1322

Sept. 2, 9, 16

SALE NO. 19

Ex. #11080 of 2016
U.S. BANK NATIONAL ASSOCIATION, (TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY PURSUANT TO A TRUST INDENTURE DATED AS OF APRIL 1, 1982), Plaintiff

v.

JEAN M. STEPNOWSKI, Defendant

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11080-2016, U.S. Bank National Association, et al vs. Jean M. Stepnowski, owner(s) of property situated in Union City, Erie County, Pennsylvania being 74 South Street, Union City, PA 16438.

Dimensions: 0.2841 acres.
 1638 Sq Ft.
 Assessment Map Number: 42009030000700
 Assess Value figure: \$77,100.00
 Improvement thereon: Dwelling
 Lois M. Vitti, Esquire
 Attorney for Plaintiff
 215 Fourth Avenue
 Pittsburgh, PA 15222
 (412) 281-1725

Sept. 2, 9, 16

SALE NO. 20

Ex. #10040 of 2016
BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED

LIABILITY COMPANY, Plaintiff

v.

Janet Woods as Executrix of the Estate of Audree J. Paske, Deceased, Defendant

DESCRIPTION

ALL THAT CERTAIN PROPERTY SITUATED IN THE CITY OF ERIE, 5TH WARD IN THE COUNTY OF ERIE AND COMMONWEALTH OF PENNSYLVANIA, BEING MORE FULLY DESCRIBED IN A FEE SIMPLE DEED DATED 06/16/1952 AND RECORDED 06/16/1952, AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, IN VOLUME 625 PAGE 526.

PROPERTY ADDRESS: 2031 Fairmont Parkway, Erie, PA 16510
 PARCEL NUMBER: 18-5131-412
 KML Law Group, P.C.

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

Sept. 2, 9, 16

SALE NO. 21

Ex. #11252 of 2016
Plaza Home Mortgage, Inc., Plaintiff

v.

Juan A. Rodriguez and Sylvia Rodriguez, Defendant

DESCRIPTION

PARCEL NO.: (19) 6038-127
 ALL that certain piece or parcel of land situate in the City of Erie and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the East line of Raspberry Street, thirty (30) feet North of the North line of West 32nd Street;
 THENCE, East parallel with West 32nd Street, eighty-nine and ninety-one hundredths (89.91) feet to a point;

THENCE, North parallel with Raspberry Street, thirty-six (36) feet to a point;

THENCE, West parallel with West 32nd Street, ninety and twenty hundredths (90.20) feet to a point in the East line of Raspberry Street;
 THENCE, South along the East line

of Raspberry Street, thirty-six (36) feet to the place of beginning.
 BEING further described as being part of Lots 125 and 126, Block 6, Rossi Addition, Tract 28. Having erected thereon a two story frame dwelling and one-car garage.

SAID premises are further identified by Erie County Assessment Index No. (19) 6038-127 and are commonly known as 3121 Raspberry Street, Erie, Pennsylvania.

PROPERTY ADDRESS: 3121 Raspberry Street, Erie, PA 16508
 PARCEL: 19060038012700
 Attorney for Plaintiff:
 M. TROY FREEDMAN, ESQUIRE
 STERN & EISENBERG, PC
 1581 Main Street, Suite 200
 The Shops at Valley Square
 Warrington, PA 18976
 (215) 572-8111

Sept. 2, 9, 16

SALE NO. 23

Ex. #13323 of 2015
Wells Fargo Bank, N.A., as Trustee for the Pooling and Servicing Agreement dated as of February 1, 2004 First Franklin Mortgage Loan Trust Mortgage Loan Asset-Backed Certificates, Series 2004-FF1 c/o Ocwen Loan Servicing, LLC, Plaintiff

v.

Marc Gold, solely as heir to Herbert Gold, deceased
Mayer Gold, solely as heir to Herbert Gold, deceased, Defendant(s)

LEGAL DESCRIPTION

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

BEING lot No. 58 of the ORTH FARM GARDENS SUBDIVISION, a plan of the same being recorded in Map Book 2 pages 178 and 179, and having erected thereon a dwelling house known and numbered 928 Potomac Avenue, Erie, PA.

SUBJECT to all valid and subsisting conditions, covenants, leases, including but not limited to oil and gas leases, restrictions, reservations, exceptions, set backs, rights-of-way

and easements of record and/or those that are visible to a physical inspection and all laws, regulations and restrictions, including building and zoning ordinances, of municipal or other governmental authorities applicable to and enforceable against the above-described property.

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

BEING the same premises which James A. Nelson and Betty L. Nelson, his wife, by Deed dated September 19, 2002 and recorded on September 19, 2002 in the office of the recorder of deeds in and for Erie County at Book 922 Page 831 granted and conveyed unto Herbert Gold and Jane Gold, his wife, as tenants by the entireties with right of survivorship. Herbert Gold has since departed this life on September 27, 2014 and Jane Gold departed this life on March 31, 2012.

PROPERTY ADDRESS: 928 Potomac Avenue, Erie, PA 16505
 PARCEL 33018083002000
 Attorney for Plaintiff:
 ANDREW J. MARLEY, ESQUIRE
 STERN & EISENBERG, PC
 1581 Main St, Suite 200
 The Shops at Valley Square
 Warrington, PA 18976
 (215) 572-8111

Sept. 2, 9, 16

SALE NO. 24

Ex. #12932 of 2009

Citibank, National Association as Trustee for Wachovia Loan Trust 2005-SD1, Asset-Backed Certificates, Series 2005-SD1, Plaintiff

v.

Gordon J. Pruzenski Original Mortgagor and Real Owner and Stephanie A. Pruzenski, Original Mortgagor, Defendant

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 12932-09, Citibank,

National Association as Trustee for Wachovia Loan Trust 2005-SD1, Asset-Backed Certificates, Series 2005-SD1 vs. Gordon J. Pruzenski Original Mortgagor and Real Owner and Stephanie A. Pruzenski, Original Mortgagor, owners of property situated in 5th Ward, Erie City, Erie County, Pennsylvania being 2914 Florence Avenue, Erie, PA 16504
 Assessment Map number: 18-5105-207

Assessed Value figure: \$55,990.00
 Improvement thereon: Residential Dwelling
 Robert W. Williams, Esquire

1 E. Stow Road
 Marlton, NJ 08053
 (856) 482-1400

Sept. 2, 9, 16

SALE NO. 25

Ex. #10449 of 2016

Bawld Guy Note Fund, LLC, Plaintiff

v.

Dianna May Carr and Dale P. Carr, Defendant

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 10449-16, Bawld Guy Note Fund, LLC vs. Dianna May Carr and Dale P. Carr

Dianna May Carr, owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 708 Rosedale Avenue, Erie, PA 16503
 .0413 Acres 1200 square feet
 Assessment Map number: 1401002202400

Assessed Value figure: 32,9800
 Improvement thereon: residential dwelling

Stephen M. Hladik, Esq.
 298 Wissahickon Avenue
 North Wales, PA 19454
 215-855-9521

Sept. 2, 9, 16

SALE NO. 26

Ex. #10080 of 2015

The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders of CWMBS, Inc., Alternative Loan Trust 2003-4CB, Mortgage Pass-Through Certificates, Series 2003-12, Plaintiff

v.

Martha E. Kocher and Goldie Kocher, Known Heir of Lucille L. Mook and Sandra Kocher, Known Heir of Lucille L. Mook and Lawrence Kocher, Known Heir of Lucille L. Mook and Timothy Kocher, Known Heir of Lucille L. Mook Unknown Heirs, Successors, Assigns, And All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Lucille L. Mook

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 10080-15, The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders of CWMBS, Inc., Alternative Loan Trust 2003-4CB, Mortgage Pass-Through Certificates, Series 2003-12 vs. Martha E. Kocher and Goldie Kocher, Known Heir of Lucille L. Mook and Sandra Kocher, Known Heir of Lucille L. Mook and Lawrence Kocher, Known Heir of Lucille L. Mook and Timothy Kocher, Known Heir of Lucille L. Mook, Unknown Heirs, Successors, Assigns, And All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Lucille L. Mook and owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 2922 Raspberry Street, Erie, PA 16508

0.0636
 Assessment Map number: (19) 6219-301

Assessed Value figure: \$70,920.00
 Improvement thereon: a residential dwelling

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

Sept. 2, 9, 16

SALE NO. 27

Ex. #12348 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, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass Through Certificates

**Series 2003-KS10 c/o Ocwen
Loan Servicing, LLC, Plaintiff
v.**

Laurie Bankes, Defendant(s)

DESCRIPTION

ALL THAT CERTAIN piece or parcel of land, being part of tract no. 411, situate in the township of Washington, County of Erie and state of Pennsylvania, bounded and described as follows, to-wit BEGINNING at a point in the centerline of the north road, also known as the Edison road, distant north 27° 29' west four hundred (400) feet from the intersection of the centerline of Edison road with the centerline of the old state road; thence north 89° 18' west three

hundred (300) feet to a point; thence north 27° 29' west thirty-six (36) feet to an iron pipe; thence south 89° 18' east three hundred (300) feet to an iron spike in the centerline of the Edison road; thence south 27° 29' east along the centerline of the Edison road thirty-six (36) feet to a point and the place of beginning. TOGETHER with all and singular the rights, liberties, privileges, Hereditaments, improvements, and appurtenances, whatsoever thereto belonging, and the reversions and remainders, rents, issues, and profits thereof and also, all the estate, interest whatsoever of the said party of the first part, in law or equity, of, in, to or out of the same.

BEING the same premises which Douglas E. Ryan, deceased and Pearl E. Ryan, by Deed dated August 29, 2003 and recorded on September 8, 2003 in the office of the recorder of deeds in and for Erie County at Book 1061 Page 1146 granted and conveyed unto Laurie Bankes. PROPERTY ADDRESS: 11950 Comer Road, Waterford, PA 16441 PARCEL 45003005001200 JESSICA N. MANIS, ESQUIRE STERN & EISENBERG, PC 1581 Main St, Suite 200 The Shops at Valley Square Warrington, PA 18976 (215) 572-8111

Sept. 2, 9, 16

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

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

The following Executors, Administrators, Guardians and Trustees have filed their Accounts in the Office of the Clerk of Records, Register of Wills and Orphans' Court Division and the same will be presented to the Orphans' Court of Erie County at the Court House, City of Erie, on **September 26, 2016** and confirmed Nisi.

October 20, 2016 is the last day on which Objections may be filed to any of these accounts.

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

<u>2016</u>	<u>ESTATE</u>	<u>ACCOUNTANT</u>	<u>ATTORNEY</u>
246.	Irene A. Long a/k/a Irene Long	Charlene S. Long, Administrator.....	Gary H. Nash, Esquire
247.	James D. Cole a/k/a	Christine Niemi, Executor.....	Gary H. Nash, Esquire
248.	Erica Smith, Self-Settled	First Capital Surety.....	Kevin M. Buttery, Esquire
	Special Needs Trust	and Trust Co., Trustee	

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

Sept. 16, 23

We call it working together.

Citizens Bank is pleased to support
The Erie County Bar Association.



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**ABBEY, RICHARD B.,
deceased**

Late of Greenfield Township, Pennsylvania
Executor: Brian S. Abbey, c/o David W. Bradford, Esq., 731 French Street, Erie, PA 16501
Attorney: David W. Bradford, Esq., 731 French Street, Erie, PA 16501

**BRADLEY, DANIEL L.,
deceased**

Late of the City of Erie, County of Erie and State of Pennsylvania
Administratrix: Janet A. Bradley, 2234 Prospect Avenue, Erie, PA 16510
Attorney: Edwin W. Smith, Esq., SHAPIRA, HUTZELMAN & SMITH, 305 West Sixth Street, Erie, PA 16507

**CAIRNEY, JOHN D.,
deceased**

Late of the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania
Executrix: Marilyn C. Freeman, 3220 Hickory Lane, Erie, PA 16509
Attorney: None

**JANIUK, PAULINE M.,
deceased**

Late of Harborcreek Township, Pennsylvania
Executrix: Susan R. Szewczyk, c/o David W. Bradford, Esq., 731 French Street, Erie, PA 16501
Attorney: David W. Bradford, Esq., 731 French Street, Erie, PA 16501

**KANYAR, MARJORIE,
deceased**

Late of the City of Erie, County of Erie, and State of Pennsylvania
Executrix: Kathleen D. Barone
Attorney: Gregory A. Karle, Esquire, Dailey, Karle & Vilella 150 East Eighth Street, 2nd Floor, Erie, PA 16501

**MORTON, RUBY M., a/k/a RUBY
MAE MORTON, a/k/a SALLY
MORTON,
deceased**

Late of Harborcreek Township, Erie County, Commonwealth of Pennsylvania
Executor: Leonard E. Rodland, c/o 120 West Tenth Street, Erie, PA 16501
Attorney: Christine Hall McClure, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**PISANO, JOSEPH B., a/k/a
JOSEPH PISANO, a/k/a JOSEPH
GUISEPPE PISANO,
deceased**

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania
Executrix: Ann Marie Malkamaki, c/o John J. Shimek, III, Sterrett Mott Breski & Shimek, 345 West Sixth Street, Erie, PA 16507
Attorney: John J. Shimek, III, Sterrett Mott Breski & Shimek, 345 West Sixth Street, Erie, PA 16507

**SCHARRER, KEITH R.,
deceased**

Late of McKean Township, Erie County, Pennsylvania
Co-Executors: Gregory N. Scharrer and Rochelle J. Scharrer, 9601 Shaddock Rd., McKean, PA 16426
Attorney: None

**SCHRADER, CARL H., a/k/a
CARL H. SCHRADER JR.,
deceased**

Late of Lawrence Park, County of Erie and Commonwealth of Pennsylvania.
Executrix: Barbara J. Szelinski, c/o Norman A. Stark, Esq., Suite 300, 300 State Street, Erie, PA 16507
Attorney: Norman A. Stark, Esq., Suite 300, 300 State Street, Erie, PA 16507

**WISNIEWSKI, BEVERLY ANN,
a/k/a BEVERLY A. WISNIEWSKI,
deceased**

Late of the City of Erie, Commonwealth of Pennsylvania
Executor: Richard A. Vendetti, Esquire, 3820 Liberty Street, Erie, Pennsylvania 16509
Attorney: Richard A. Vendetti, Vendetti & Vendetti, 3820 Liberty Street, Erie, PA 16509

**YANEK, CARL E.,
deceased**

Late of the Township of Millcreek, County of Erie, Commonwealth of Pennsylvania
Administratrix: Jennifer Holmes, c/o John J. Shimek, III, Sterrett Mott Breski & Shimek, 345 West Sixth Street, Erie, PA 16507
Attorney: John J. Shimek, III, Sterrett Mott Breski & Shimek, 345 West Sixth Street, Erie, PA 16507

**ZIMMERMAN, RICHARD J.,
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Executrix: Colleen Borzon, 1922 West 25th Street, Erie, PA 16502
Attorney: None

SECOND PUBLICATION

**ASHTON, JEAN C.,
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Executor: Bruce W. Bernard, Esq., 234 West 6th Street, Erie, PA 16507
Attorney: Bruce W. Bernard, Esq., Bernard Stuczynski & Barnett, 234 West 6th Street, Erie, PA 16507

**DONNELL, DESTA J.
deceased**

Late of Millcreek Township, Erie County, Commonwealth of Pennsylvania
Executor: Shelby A. Donnell, 3127 W 42nd St, Erie, PA 16506
Attorney: None

**EMERY, JUDITH T.,
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Administrator: Eric A Rogers, 5906 Stonebridge Drive, Erie, PA 16506-7026
Attorneys: MacDonald, Illig, Jones & Britton LLP, 100 State Street, Suite 700, Erie, PA 16507-1459

**FUHRMAN, ELEANOR M.,
a/k/a ELEANOR MARIAN
FUHRMAN,
deceased**

Late of the City of Erie
Executrix: Christine Fuhrman Konzol, 6419 Olde Farm Lane, Fairview, PA 16505
Attorney: None

**GARRITY, BETTY L.,
deceased**

Late of City of Erie, County of Erie and Commonwealth of Pennsylvania
Attorney: Robert C. Brabender, Esquire, 2741 West 8th Street, Suite 16, Erie, PA 16505
Administratrix: Susan D. Garrity, c/o Robert C. Brabender, Esquire, 2741 West 8th Street, Suite 16, Erie, PA 16505

**LAYNE, HARRY J.,
deceased**

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

**LEMKE, RANDALL K.,
deceased**

Late of the Township of Harborcreek, County of Erie and Commonwealth of Pennsylvania
Co-Administrators: William E. Lemke and Jamie S. Schau
Attorney: David J. Rhodes, Esquire, Elderkin Law Firm, 150 East 8th Street, Erie, PA 16501

**NICASTRO, ALBERT D., a/k/a
ALBERT NICASTRO,
deceased**

Late of the City of Erie and the Commonwealth of Pennsylvania
Executor: Josephine Barber, c/o Vendetti & Vendetti, 3820 Liberty Street, Erie, PA 16509
Attorney: Richard A. Vendetti, Esq., Vendetti & Vendetti, 3820 Liberty Street, Erie, PA 16509

**OLSON, FLORENCE M.,
deceased**

Late of the Township of Harborcreek, County of Erie and Commonwealth of Pennsylvania
Executor: Raymond G. Olson II, 2605 Glendale Avenue, Erie, PA 16510-1525
Attorneys: MacDonald, Illig, Jones & Britton LLP, 100 State Street, Suite 700, Erie, Pennsylvania 16507-1459

**SARAFINSKI, DOLORES J.,
deceased**

Late of the City of Erie, Township of Harborcreek and Commonwealth of Pennsylvania
Executrix: Mary Lou Wittman, 34 Robinson Street, North East, PA 16428
Attorney: None

**STROHMEYER, RONALD G.,
deceased**

Late of Millcreek Township, County of Erie and Commonwealth of Pennsylvania
Executrix: Ann L. Strohmeier, c/o Jerome C. Wegley, Esq., Knox McLaughlin Gornall & Sennett, P.C. 120 West Tenth Street, Erie, PA 16501
Attorney: Jerome C. Wegley, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

THIRD PUBLICATION

**ALLEGRETTO, THERESA F.,
deceased**

Late of the Township of Harborcreek,
Executor: Daniel P. Allegretto
Attorney: Steven E. George, Esq., Shapira, Hutzelman and Smith, 305 West Sixth Street, Erie, PA 16507

**ALLESSIE, SALVATORE M.,
deceased**

Late of Wesleyville Borough, Erie County, Pennsylvania
Executor: Paul Allesie, c/o Jerome C. Wegley, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501
Attorney: Jerome C. Wegley, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**BLAIR, DONALD P.,
deceased**

Late of the Township of Lawrence Park, County of Erie, and Commonwealth of Pennsylvania
Executrix: Denise J. Blair, 1161 Westbury Circle, #6, Lansing, MI 48917-8611
Attorney: MacDonald, Illig, Jones & Britton LLP, 100 State Street, Suite 700, Erie, Pennsylvania 16507-1459

**DiTULLIO, GEORGIA A.,
deceased**

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania
Executrix: Darlene J. Kendziora, 2636 Linwood Avenue, Erie, PA 16510-1530
Attorneys: MacDonald, Illig, Jones & Britton LLP, 100 State Street, Suite 700, Erie, Pennsylvania 16507-1459

**ELLIS, EDWIN C., a/k/a EDWIN ELLIS,
deceased**

Late of the Borough of Edinboro, County of Erie and Commonwealth of Pennsylvania
Executrix: Cora M. Ellis, c/o 3210 West 32nd Street, Erie, Pennsylvania 16506-2702
Attorney: Peter W. Bailey, Esquire, 3210 West 32nd Street, Erie, Pennsylvania 16506-2702

**KEMLING, EDWARD, a/k/a EDWARD WILLIAM KEMLING,
deceased**

Late of Albion Boro, Erie County, PA
Administrator: Laura L. Kemling, P.O. Box 3, Albion, PA 16401
Attorney: Lisa Pepicelli Youngs, Esq., Pepicelli, Youngs and Youngs PC, 363 Chestnut Street, Meadville, PA 16335

**KERR, BERTHA L., a/k/a BERTHA KERR, a/k/a BERTHA LOUISE KERR,
deceased**

Late of the Township of Millcreek
Executor: Daniel E. Kerr
Attorney: Michael G. Nelson, Esq., Marsh, Spaeder, Baur, Spaeder & Schaaf, LLP, 300 State Street, Suite 300, Erie, Pennsylvania 16507

**KINNEY, EDITH C., a/k/a EDITH KINNEY,
deceased**

Late of the Township of Conneaut, County of Erie and State of Pennsylvania
Executrix: Tammy L. Dunn, 12417 Route 6N, Albion, PA 16401
Attorney: Grant M. Yochim, Esq., 24 Main St. E., P.O. Box 87, Girard, PA 16417

**LOVE, MATTHEW C.,
deceased**

Late of the Borough of Waterford, Erie County
Administratrix: Shelley L. Love
Attorney: William J. Kelly, Jr., Esquire, 230 West 6th Street, Suite 201, Erie, PA 16507

**MATZ, ROBERT LEE, II, a/k/a ROBERT MATZ, a/k/a R. LEE MATZ, a/k/a ROBERT LEE MATZ, SR.,
deceased**

Late of the City of Erie, County of Erie and State Pennsylvania
Executrix: Abigail M. Matz, 5676 Luna Lane, Erie, PA 16506
Attorney: Anthony A. Logue, Esq., 2618 Parade Street, Erie, PA 16504

**NAWROCKI, DAVID J.,
deceased**

Late of the Millcreek Township, County of Erie, Pennsylvania
Executor: Gregory L. Heidt, c/o 150 East 9th Street, Erie, PA 16501
Attorney: Gregory L. Heidt, Esquire, 150 East 8th Street, Erie, PA 16501

**SHEARER, CAROLYN JEAN, a/k/a CAROLYN J. SHEARER, a/k/a C. JEAN SHEARER,
deceased**

Late of Millcreek Township, Erie County, Commonwealth of Pennsylvania
Executor: Russell D. Mollo, c/o 120 West Tenth Street, Erie, PA 16501
Attorney: Christine Hall McClure, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**SMITH, VALERIE,
deceased**

Late of Girard Township, Erie County, Pennsylvania
Administrator: David W. Smith
Attorney: Edward Leymarie, Jr., Esquire, Leymarie Clark Long, P.C., 423 Sixth Street, Ellwood City, PA 16117

CHANGES IN CONTACT INFORMATION OF ECBA MEMBERS

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