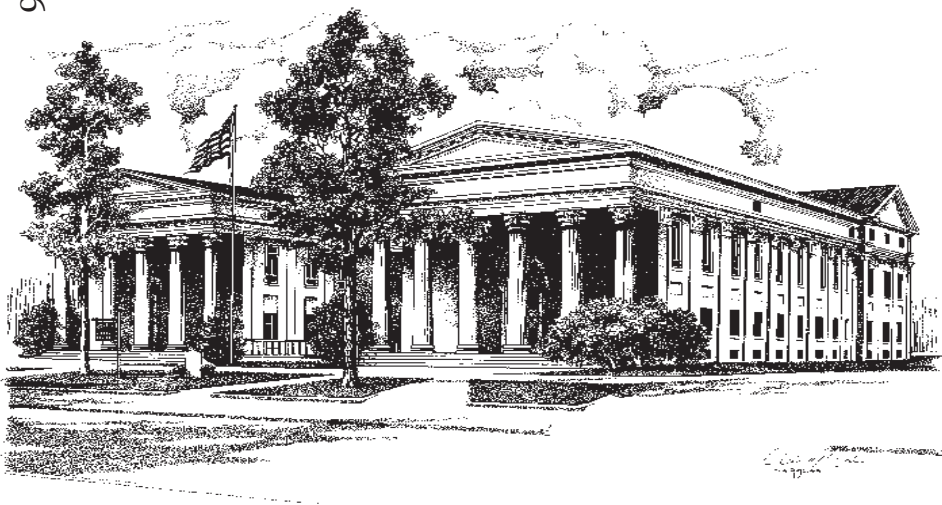


*Erie
County
Legal
Journal*

September 30, 2016

Vol. 99 No. 40



99 ERIE 179 - 184
Commonwealth v. Moore

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

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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

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.
Saint Peter Cathedral

THURSDAY, OCTOBER 13, 2016

Solo/Small Firm Division Meeting
Noon
Plymouth Tavern

THURSDAY, OCTOBER 20, 2016

Criminal Defense meeting
Noon
ECBA Headquarters

MONDAY, OCTOBER 24, 2016

Board of Directors Meeting
Noon
ECBA Headquarters

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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Notice - Positions Available 2017

The Erie County Court of Common Pleas has twenty-five (25) contract positions available for attorneys to provide representation for indigent criminal defendants (adult & juvenile), indigent criminal defendants in PCRA's, homicide defendants, and parents and/or children in dependency and IVT cases, as well as Guardian Ad Litem.

The breakdown of available positions for 2017 is as follows:

	<u>Contract Amt.</u>
Indigent criminal defendants - Adult	5 Positions
Indigent criminal defendants - Homicide	4 Positions
Indigent criminal defendants - Juvenile	3 Positions
Dependency/IVT Hearings	7 Positions
PCRAs	1 Position
Guardian Ad Litem	4 Positions
Coordinating Guardian Ad Litem	1 Position

All contracts may be reviewed in the Court Administrators Office. Please direct all letters of interest and/or resume to Peter E. Freed, District Court Administrator. Please specify each position or positions for which you are applying.

DEADLINE: October 28, 2016

In order to be considered for the 2017 Contract year, all Attorneys currently under contract must reapply by the deadline date above.

Sept. 23, 30

BUSINESS/ESTATE PLANNING ATTORNEY

Knox McLaughlin Gornall & Sennett is seeking attorneys for our Business and Estate Departments. Requirements include a juris doctorate degree and a minimum of 2 years experience working in the business, tax, or estate department of a law firm. Successful candidates would work on projects such as business planning, corporate formations, tax planning, estate planning, and business succession planning. CPA or MBA is a plus. Resumes should be submitted to the attention of Kris Hunt at 120 West 10th Street, Erie, PA 16501 or khunt@kmgslaw.com. For more information visit www.kmgslaw.com.

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Sept. 30, and Oct. 7, 14, 21

COMMONWEALTH OF PENNSYLVANIA

v.

DEREK ANTHONY MOORE

CRIMINAL PROCEDURE / SUPPRESSION OF EVIDENCE / BURDEN OF PROOF

Pennsylvania Rule of Criminal Procedure 581 governs the suppression of evidence. Pursuant to Rule 581, the Commonwealth, not the defendant, shall have the burden of going forward with the evidence and of establishing that the challenged evidence was not obtained in violation of the defendant's rights. The Commonwealth's burden is by a preponderance of the evidence and has been defined as "the burden of producing satisfactory evidence of a particular fact in issue and the burden of persuading the trier of fact that the fact alleged is indeed true."

CONSTITUTIONAL LAW / SEARCH AND SEIZURE / GENERAL

Article I, section 8 of Pennsylvania Constitution provides that "the people shall be secure in their persons, houses, papers and possessions from unreasonable searches and seizure, and no warrant to search any place or to seize any person or things shall issue without describing them as nearly as may be, nor without probable cause, supported by oath or affirmation subscribed to by the affiant."

CONSTITUTIONAL LAW / SEARCH AND SEIZURE / EXCLUSIONARY RULE

The exclusionary rule provides a remedy to protect the rights created by the U.S. and Pennsylvania Constitutions. The exclusionary rule under Article I, Section 8 of the Pennsylvania Constitution has been interpreted by the Pennsylvania Supreme Court to serve the dual purposes of safeguarding privacy and ensuring that warrants are issued only upon probable cause.

CONSTITUTIONAL LAW / SEARCH AND SEIZURE / STATE ACTION

Warrantless entries or searches are per se unreasonable under our federal and state Constitutions, albeit subject to certain delineated exceptions. Both the Fourth Amendment to the United States Constitution and Article I, §8 of the Pennsylvania Constitution protect individuals from unreasonable searches and seizures by the government or its agents; however, the proscriptions of the Fourth Amendment and Article I, §8 do not apply to searches and seizures conducted by private individuals.

CONSTITUTIONAL LAW / SEARCH AND SEIZURE / STATE ACTION

The critical factor for purposes of determining whether state action is involved is whether a private individual, in light of all the circumstances, must be regarded as having acted as an "instrument" or agent of the state. Where the relationship between the individuals committing the wrongful acts and the government is such that those acts can be viewed as emanating from the authority of the state, case law dictates a finding of state action. *Id.* In making such a determination, a court must consider the purpose of the search, the party who initiated it, and whether the government acquiesced in it or ratified it.

CONSTITUTIONAL LAW / SEARCH AND SEIZURE / REASONABLE EXPECTATIONS OF PRIVACY

In order to prevail upon a suppression motion, the defendant has a preliminary burden to show that the challenged police conduct implicated a reasonable expectation of privacy he had in the area searched or item seized. In order to have a reasonable expectation of privacy,

one must intend to exclude others and must exhibit that intent. The privacy test is twofold: the expectation must not only be an actual expectation of privacy, but also one that society is prepared to recognize as reasonable.

*CONSTITUTIONAL LAW / SEARCH AND SEIZURE / REASONABLE
EXPECTATION OF PRIVACY*

To prove a legitimate expectation of privacy in a structure, a defendant must establish that he has either a possessory interest or a legitimate presence, or he must establish some factor from which a reasonable and justified expectation of privacy can be deduced. A defendant can establish a legitimate expectation of privacy, despite lacking a common-law interest in the real property, if he demonstrates certain characteristics of ownership. A defendant can establish a legitimate expectation of privacy, despite lacking a common-law interest in the real property, if he demonstrates certain characteristics of ownership.

IN THE COURT OF COMMON PLEAS OF ERIE COUNTY, PENNSYLVANIA
CRIMINAL DIVISION NO. CR 1598 of 2016

Appearances: G. Michael Garcia, Esq. for the Commonwealth
James A. Pitonyak, Esq., for the Defendant

Domitrovich, J. September 6, 2016

After thorough consideration of the entire record regarding Defendant's Omnibus Pre-trial Motion for Relief, including, but not limited to, the testimony and evidence presented during the August 18, 2016 Suppression Hearing, as well as an independent review of the relevant statutory and case law, this Trial Court hereby makes the following Findings of Fact and Conclusions of Law:

FINDINGS OF FACT

1. Amanda Keller, who owns and resides at 11 Deer Street, Albion, Pennsylvania 16401, met Derek Anthony Moore (hereafter referred to as "Defendant") in July or August of 2015.
2. Defendant began living at 11 Deer Street, Albion, Pennsylvania 16401 in September of 2015, when he lived outside the property in a tent, but was later allowed to move into an 8'x4' cubby hole in the attached garage, which contained an entrance to the home.
3. Defendant kept several of his things in the cubby hole and was permitted to put up a makeshift wall of cardboard and wood, install a door with no lock (but was held shut with a chain hanging down from the ceiling), and install insulation in the cubby hole.
4. There was no lease agreement between Mrs. Keller and Defendant, although Defendant did pay rent "off-and-on" in the amount of five hundred dollars and 00/100 (\$500.00), which was used by Mrs. Keller for food, bills and rent, and was permitted occasional access to the home.
5. Mrs. Keller never went into Defendant's living area nor did she ask to go into the cubby hole; however, her husband would, but only when Defendant was there as well.
6. Mrs. Keller noticed "large burns" on Defendant's arm and often noticed the police going past her home; these activities made Mrs. Keller suspicious and she warned Defendant not to have any controlled substance, including methamphetamines, in her home.
7. In February of 2016, Mrs. Keller was contacted by the Pennsylvania State Police at

work and was told to come home as her children were home alone.

8. When Mrs. Keller arrived home, she observed five (5) police vehicles at her home, and her husband and his friend were detained in a police car because they had broken into the nearby Albion Mill for the purpose of setting up a methamphetamine lab.

9. Later, Mrs. Keller received a call from Officer Duell, Albion Borough Police Department, and was told to do a "sweep" through the home to ensure the safety of her and her children.

10. Officer Duell described what Mrs. Keller should look for, including pipes, bags, salt, battery strips and "anything out of the ordinary."

11. On February 13, 2016, Mrs. Keller went into Defendant's cubby hole during a time Defendant was not there, as the door was closed, but not locked.

12. Mrs. Keller described the smell in the cubby hole as "acidic" and "musty."

13. In the cubby hole, Mrs. Keller found a glass pipe and two (2) 2'x2' toolboxes, one gray in color and one red in color, both of which were locked and also smelled "acidic" and "musty."

14. Mrs. Keller removed the toolboxes from Defendant's cubby hole with the assistance of her mother, Deana Brockett, and a friend, Matthew Neary, took them upstairs and opened them with a screwdriver.

15. Inside the toolboxes, Mrs. Keller discovered ionized salt, coffee filters, batteries and a gas syphoning hose.

16. After Mrs. Keller discovered these items, she immediately called the police, who informed her that a police officer would be dispatched to her home.

17. Officer Andrew Miller, Albion Borough Police Department, was dispatched to Mrs. Keller's home for investigation into a possible methamphetamine lab.

18. Officer Miller arrived at Mrs. Keller's home and met Mrs. Keller, who advised him about Defendant's living arrangements, the incident the night before, her conversation with Officer Duell, and her search through Defendant's room and possessions, including the two (2) toolboxes.

19. Thereafter, Officer Miller accompanied Mrs. Keller to Defendant's room where he observed the red toolbox, which contained a garbage bag containing cold packs, coffee filters, salt, liquid siphoning tools and other items.

20. Mrs. Keller also informed Officer Miller she noticed battery strips, pseudoephedrine blister packs and more coffee filters in a white trash can in Defendant's room.

21. Based upon his training and experience, Officer Miller knew these items to be utilized in the manufacturing of methamphetamines using the "Nazi One-Pot" method.

22. Following his search, Officer Miller contacted Assistant District Attorney Erin C. Connelly, the duty ADA, to see if a search warrant was required, to which ADA Connelly stated a search warrant was required given the fact that Defendant's room was rented and not in a common area of the residence.

23. Thereafter, Officer Miller obtained and executed a search warrant at 11 Deer Street, Albion, Pennsylvania 16401, and several items were seized from Defendant's room.

24. On June 20, 2016, the District Attorney's Office filed a Criminal Information, charging Defendant with Possession with Intent to Deliver, in violation of 35 Pa. C. S. §780-113(a) (30); Liquefied Ammonia Gas-Precursors and Chemicals, in violation of 35 Pa. C. S. §780-

113.1(a)(3); Illegal Dumping of Methamphetamine Waste, in violation of 35 Pa. C. S. §780-113.4(b)(1); and Possession of Drug Paraphernalia, in violation of 35 Pa. C. S. §780-113(a)(32).

25. On July 26, 2016, Defendant, by and through his counsel, James A. Pitonyak, Esq., filed an Omnibus Pre-trial Motion for Relief.

26. A hearing on Defendant's Omnibus Pre-trial Motion for Relief was held on August 18, 2016, during which this Trial Court heard testimony from Amanda Keller and Officer Andrew Miller, received evidence and heard argument from both counsel. Defendant appeared and was represented by his counsel, James A. Pitonyak, Esq., and Assistant District Attorney G. Michael Garcia appeared on behalf of the Commonwealth.

CONCLUSIONS OF LAW

Pennsylvania Rule of Criminal Procedure 581 governs the suppression of evidence. Pursuant to Rule 581, the Commonwealth, not the defendant, shall have the burden of going forward with the evidence and of establishing that the challenged evidence was not obtained in violation of the defendant's rights. *See Pa. R. Crim. P. 581(h)*. The Commonwealth's burden is by a preponderance of the evidence. *Commonwealth v. Bonasorte*, 486 A.2d 1361, 1368 (Pa. Super. 1984); *see also Commonwealth v. Jury*, 636 A.2d 164, 169 (Pa. Super. 1993) (the Commonwealth's burden of proof at suppression hearing has been defined as "the burden of producing satisfactory evidence of a particular fact in issue; and . . . the burden of persuading the trier of fact that the fact alleged is indeed true.").

A. The search of Defendant's room was unreasonable and, therefore, all evidence seized during the unreasonable search should be suppressed.

Article I, section 8 of the Pennsylvania Constitution provides that "the people shall be secure in their persons, houses, papers and possessions from unreasonable searches and seizures, and no warrant to search any place or to seize any person or things shall issue without describing them as nearly as may be, nor without probable cause, supported by oath or affirmation subscribed to by the affiant." *Pa. Const. Art. I, §8*. The exclusionary rule provides a remedy to protect the rights created by the U.S. and Pennsylvania Constitutions. *Commonwealth v. Davido*, 106 A.3d 611, 622 (Pa. 2014). The exclusionary rule under Article I, Section 8 of the Pennsylvania Constitution has been interpreted by the Pennsylvania Supreme Court to serve the dual purposes of safeguarding privacy and ensuring that warrants are issued only upon probable cause. *See id.*

i. The initial search of Defendant's room was unreasonable as it was conducted without a warrant by Albion Borough Police Officer Andrew Miller and Amanda Keller, both of whom were acting as "agents of the Commonwealth."

Warrantless entries or searches are per se unreasonable under our federal and state Constitutions, albeit subject to certain delineated exceptions. *Id.* Both the Fourth Amendment to the United States Constitution and Article I, §8 of the Pennsylvania Constitution protect individuals from unreasonable searches and seizures by the government or its agents; however, the proscriptions of the Fourth Amendment and Article I, §8 do not apply to searches and seizures conducted by private individuals. *See Commonwealth v. Elmobydy*, 823 A.2d 180, 183-84 (Pa. Super. 2003). The critical factor for purposes of determining whether state action is involved is whether a private individual, in light of all the circumstances, must be regarded as having acted as an "instrument" or agent of the state. *Id.* at 184. Where the relationship between the individuals committing the wrongful acts and the government

is such that those acts can be viewed as emanating from the authority of the state, case law dictates a finding of state action. *Id.* In making such a determination, a court must consider the purpose of the search, the party who initiated it, and whether the government acquiesced in it or ratified it. *Id.*; see also *Commonwealth v. Riedel*, 651 A.2d 135, 138 (Pa. 1994).

This Trial Court concludes the search of Defendant's room was unreasonable as it was conducted by "agents of the Commonwealth." First, Officer Andrew Miller is clearly an "agent of the Commonwealth" as he is employed with the Albion Borough Police Department as a police officer and performs several law enforcement duties for Albion Borough, Erie County, Pennsylvania. Furthermore, Amanda Keller, while not employed as a law enforcement officer, was clearly acting as an "agent of the Commonwealth" when she performed a search of Defendant's room. Following her husband's arrest for attempting to set up a methamphetamine lab in the Albion Bill, Amanda Keller was contacted by Albion Borough Police Officer Duell, who directed her to perform a "sweep" through her home and described what she should look for, including pipes, bags, salt, battery strips and "anything out of the ordinary." Although Mrs. Keller testified the purpose of the search was to ensure her and her children's safety, the specific description of these items sought by Officer Duell seems to indicate ulterior motives; specifically, to locate further contraband in Mrs. Keller's home. Based upon the directives of Officer Duell, Mrs. Keller went to Defendant's room to conduct her search, including opening two (2) locked toolboxes in Defendant's room. In addition, when Officer Miller arrived at Mrs. Keller's home, Mrs. Keller told Officer Miller what she had found in Defendant's room and personally took him to Defendant's room so Officer Miller could conduct his own search. This Trial Court notes that Officer Miller did not obtain a search warrant prior to performing his search of Defendant's room and only requested a search warrant after discussing the situation with Assistant District Attorney Erin C. Connelly, who informed Officer Miller a search warrant was required due to the nature of Defendant's living arrangements, and no exception to the warrant requirement or other exigent circumstances existed at the time of the warrantless search.

Upon consideration that Officer Duell initiated the search by Mrs. Keller, the specific purpose of the search by Mrs. Keller, and Officer Miller acquiescing to the search of Mrs. Keller by receiving information obtained by Mrs. Keller resulting from the search and being led directly to the area being searched by Mrs. Keller, this Trial Court concludes the search of Defendant's room was conducted by "agents of the Commonwealth" acting without a search warrant, an exception to the search warrant requirement or other exigent circumstances, and, therefore, is unreasonable.

ii. Defendant had a "legitimate expectation of privacy" in his room as it was enclosed by walls with a door installed and Defendant had paid rent for use of the room.

In order to prevail upon a suppression motion, the defendant has a preliminary burden to show that the challenged police conduct implicated a reasonable expectation of privacy he had in the area searched or item seized. *Commonwealth v. Millner*, 888 A.2d 680, 691 (Pa. 2005). In order to have a reasonable expectation of privacy, one must intend to exclude others and must exhibit that intent. *Commonwealth v. Lowery*, 451 A.2d 245, 247 (Pa. Super. 1982). The privacy test is twofold: the expectation must not only be an actual expectation of privacy, but also one that society is prepared to recognize as reasonable. *See id.*

The characteristics of Defendant's room demonstrate a legitimate expectation of privacy. To prove a legitimate expectation of privacy in a structure, a defendant must establish that he

has either a possessory interest or a legitimate presence, or he must establish some factor from which a reasonable and justified expectation of privacy can be deduced. *Commonwealth v. Gordon*, 683 A.2d 253, 257-58 (Pa. 1996). A defendant can establish a legitimate expectation of privacy, despite lacking a common-law interest in the real property, if he demonstrates certain characteristics of ownership. *Id.* at 258. A defendant can establish a legitimate expectation of privacy, despite lacking a common-law interest in the real property, if he demonstrates certain characteristics of ownership. *Id.* Amanda Keller described Defendant's living area as an 8'x4' cubby hole located in the attached garage area. Defendant kept several of his possessions in the cubby hole and was permitted to put up a makeshift wall of cardboard and wood, install insulation and install a door with no lock, but was held shut with a chain hanging down from the ceiling. Although Defendant has use of the residence, Mrs. Keller indicated Defendant's access to the residence was occasional. These descriptions of Defendant's living arrangements paint the picture of an enclosed area solely accessible to Defendant and would be able to effectively close off the room from the rest of the world.

Defendant also paid rent to Mrs. Keller for use of the cubby hole in the amount of five hundred dollars and 00/100 (\$500.00), which Mrs. Keller stated was used by her for food, bills and her own rent. The payment of rent has been held to demonstrate a legitimate expectation of privacy in an area. *See United States v. Davis*, 932 F.2d 752, 757 (9th Cir. 1991) (concluding a defendant had legitimate expectation of privacy in a friend's apartment where he had a key to the apartment, was free to come and go as he pleased, stored items in a safe there, and paid a portion of the rent).

After considering the evidence and reviewing the relevant case law, this Trial Court concludes Defendant enjoyed a legitimate expectation of privacy in his living area within Mrs. Keller's home, which was violated by the unreasonable search of Officer Miller and Mrs. Keller, acting as an "agent of the Commonwealth," without a search warrant, an exception to the warrant requirement or other exigent circumstances.

III. Conclusion

Therefore, this Trial Court concludes the search of Defendant's room was unreasonable as Defendant had a legitimate expectation of privacy in the room and the initial search was conducted by Officer Miller and Amanda Keller, who was acting as an "agent of the Commonwealth," without a search warrant, an exception to the warrant requirement or other exigent circumstances. For all of the foregoing reasons, this Court enters the following Order:

ORDER

AND NOW, to wit, this 6th day of September, 2016, after thorough consideration of the entire record regarding Defendant's Omnibus Pre-trial Motion for Relief, including, but not limited to, the testimony and evidence presented during the August 18th, 2016 Suppression Hearing, as well as an independent review of the relevant statutory and case law and the Findings of Fact and Conclusions of Law set forth above pursuant to Pennsylvania Rule of Criminal procedure 581, it is hereby **ORDERED, ADJUDGED AND DECREED** that Defendant's Omnibus Pre-trial Motion for Relief is hereby **GRANTED** and all evidence seized from the search of Defendant's room at 11 Deer Street, Albion, Pennsylvania 16401 is hereby **SUPPRESSED**.

BY THE COURT:

/s/ Stephanie Domitrovich, Judge

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**ACTION TO QUIET TITLE
IN THE COURT OF COMMON
PLEAS OF ERIE COUNTY,
PENNSYLVANIA**

CIVIL ACTION NO. 12130-16
BOROUGH OF NORTH EAST,
Plaintiff

v.

JAMES GIBSON, the heirs,
administrators and personal
representatives and all persons
claiming by, through, and under
JAMES GIBSON, and any and
all unknown persons claiming an
interest in the property, Defendants

NOTICE

To: James Gibson, the heirs,
administrators and personal
representatives and all persons
claiming by, through, and under
James Gibson, and any and all
unknown persons claiming an
interest in the property identified as
Erie County Tax Assessment Parcel
Number 35-006-017.0-001.00 and
more fully described below.

Plaintiff is the owner of certain real
property located in the Borough of
North East, the County of Erie, and
the Commonwealth of Pennsylvania,
containing approximately 2.2 acres
of land, identified as Erie County Tax
Assessment Parcel Number 35-006-
017.0-001.00, and commonly known
as Gibson Park. The defendants
may have some interest in the above
described property. Plaintiff has
filed this action to quiet title to
the property and seeks to bar the
defendants from ever asserting any
right, title, interest, lien or claim
against the property.

NOTICE

You have been sued in court. If you
wish to defend, you must enter a
written appearance personally or by
attorney and file your defenses or
objections in writing with the court
within twenty (20) days of the date
this notice is published. 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 relief
requested by the Plaintiff. You may
lose money or property or other rights
important to you.

**YOU SHOULD TAKE THIS PAPER
TO YOUR LAWYER AT ONCE. IF**

YOU DO NOT HAVE A LAWYER,
GO TO OR TELEPHONE THE
OFFICE SET FORTH BELOW.
THIS OFFICE CAN PROVIDE
YOU WITH INFORMATION
ABOUT HIRING A LAWYER.
IF YOU CANNOT AFFORD TO
HIRE A LAWYER, THIS OFFICE
MAY BE ABLE TO PROVIDE YOU
WITH INFORMATION ABOUT
AGENCIES THAT MAY OFFER
LEGAL SERVICES TO ELIGIBLE
PERSONS AT A REDUCED FEE
OR NO FEE.

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& Information Service

PO Box 1792
Erie, PA 16507
(814) 459-4411

Jenna Bickford, Esquire
MacDONALD, ILLIG, JONES &
BRITTON LLP

100 State Street, Suite 700
Erie, Pennsylvania 16507-1498
(814) 870-7762

Attorneys for Plaintiff
Borough of North East

Sept. 30

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 14, 2016 for Reservoir 26
located at 621 W. 26th Street, Erie
PA 16508. The name and address of
each entity interested in the business
is Doran Sheehan, LLC 1011 Weber
Lane, Erie, PA 16509. This was filed
in accordance with 54 PaC.S. 311.

Sept. 30

INCORPORATION NOTICE

What-supp, P.C. has been
incorporated under the provisions
of the Pennsylvania Business
Corporation Law of 1988.
KNOX MCLAUGHLIN
GORNALL & SENNETT, P.C.
120 West Tenth Street
Erie, PA 16501

Sept. 30

INCORPORATION NOTICE

Freeddom House EMS has been
incorporated under the provisions
of the Nonprofit Corporation Law
on September 22, 2016.
KNOX MCLAUGHLIN
GORNALL & SENNETT, P.C.
120 West Tenth Street
Erie, PA 16501

Sept. 30

LEGAL NOTICE

ATTENTION: DERRIK J.
CLOWSER
INVOLUNTARY TERMINATION
OF PARENTAL RIGHTS IN THE
MATTER OF THE ADOPTION
OF MINOR FEMALE CHILD
S.A.C. DOB: 09/24/2001 BORN
TO: LAURA NOELN/K/A LAURA
MORRISSEY
75 IN ADOPTION 2016

If you could be the parent of the
above mentioned child, at the
instance of Laura Morrissey, you,
laying aside all business and excuses
whatsoever, are hereby cited to be
and appear before the Orphan's
Court of Erie County, Pennsylvania,
at the Erie County Court House,
Judge Joseph M. Walsh, III, Court
Room No. 208-B, City of Erie on
October 5, 2016 at 1:30 p.m. and
there show cause, if any you have,
why your parental rights to the above
child should not be terminated, in
accordance with a Petition and Order
of Court filed by Laura Morrissey.
A copy of these documents can be
obtained by contacting attorney
Damon C. Hopkins at 814-455-3100.
Your presence is requested at the
Hearing. If you do not appear at this
Hearing, the Court may decide that
you are not interested in retaining
your rights to your child and your

failure to appear may affect the Court's decision on whether to end your rights to your child. You are warned that even if you fail to appear at the scheduled Hearing, the Hearing will go on without you and your rights to your child may be ended by the Court without your being present. You have a right to be represented at the Hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer, or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help:

Family/Orphan's Court
 Administrator
 Room 204-205
 Erie County Court House
 Erie, Pennsylvania 16501
 (814) 451-6251

NOTICE REQUIRED BY ACT 101 OF 2010: 23 Pa C.S §§2731-2742. This is to inform you of an important option that may be available to you under Pennsylvania law. Act 101 of 2010 allows for an enforceable voluntary agreement for continuing contact or communication following an adoption between an adoptive parent, a child, a birth parent and/ or a birth relative of the child, if all parties agree and the voluntary agreement is approved by the court. The agreement must be signed and approved by the court to be legally binding. If you are interested in learning more about this option for a voluntary agreement, contact Attorney Damon C. Hopkins at (814) 455-3100, or contact your adoption attorney, if you have one.

Damon C. Hopkins, Esquire

Sept. 30

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

**OCTOBER 21, 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. 30 and Oct. 7, 14

SALE NO. 1

**Ex. #11217 of 2016
First National Bank of
Pennsylvania, Plaintiff**

v.

**Gregory A. Fromknecht,
Defendant**

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11217-2106, First National Bank of Pennsylvania vs. Gregory A. Fromknecht

Gregory A. Fromknecht, owner of property situated in City of Erie, Erie County, Pennsylvania being 1244 West 7th Street, Erie, Pennsylvania 16502

36 x 110,832 square feet
Assessment Map number (17) 4101-317

Assessed Value Figure: 59,520.00
Improvement Thereon: One Story Brick Dwelling w/ Detached Garage
Nicholas R. Pagliari, Esq.
Pa Supreme Court ID No. 87877
MacDONALD, ILLIG, JONES & BRITTON LLP
100 State Street, Suite 700
Erie, Pennsylvania 16507-1459
(814) 870-7754

Attorneys for Plaintiff
Sept. 30, and Oct. 7, 14

SALE NO. 2

**Ex. #12187 of 2015
SAINT VINCENT ERIE
FEDERAL CREDIT UNION,
Plaintiff**

v.

**BONNIE A. MUSICA AND
SAMUEL L. MUSICA,
Defendants**

DESCRIPTION

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

BEGINNING in the center line of the Orr Road as a point Two hundred seventy-five (275) feet West of the intersection of the center line of the Orr Road with the center line of the south Creek Road; thence West, along the center line of the Orr Road, Three hundred twenty-five (325) feet to a point thence North Two hundred seventy-five (275) feet to a point; thence East on a line parallel to the center line of the Orr Road Three hundred twenty-five (325) feet to a point; thence South Two hundred seventy-five (275) feet to the place of beginning. Having erected thereon a dwelling known as 8224 Orr Road, Girard, PA 16417.

BEING the same premises conveyed to Bonnie A. Musica and Samuel L. Musica by Deed dated June 11, 1987 and recorded June 12, 1987 in the Erie County Records Office, Erie, Pennsylvania at Record Book 0014, Page 2197 being known as 8224 Orr Road, Girard, PA 16417-8833; Parcel No. (24) 017-095.0-003.00.

KNOX McLAUGHLIN GORNALL & SENNETT, P.C.
Mark G. Claypool, Esquire

PA ID #63199
120 West Tenth Street
Erie Pennsylvania 16501
(814) 459-2800
Sept. 30, and Oct. 7, 14

SALE NO. 3

**Ex. #11126 of 2015
HSBC Bank USA, National
Association, as Trustee For
Fremont Home Loan Trust 2005-
C, Mortgage-Backed Certificates,
Series 2005-C, Plaintiff**

v.

**JOANNE M. GARCIA ALSO
KNOWN AS JOANNE M.**

**ROMAN, Defendant
DESCRIPTION**

ALL THAT CERTAIN LOT OF LAND SITUATE IN CITY OF ERIE, ERIE COUNTY, PENNSYLVANIA; BEING KNOWN AS 3524 Maple St., Erie, PA 16508

PARCEL NUMBER: 19-061-006-0-204.00

IMPROVEMENTS: Residential Property

Sept. 30, and Oct. 7, 14

SALE NO. 4

**Ex. #10668 of 2016
CITIZENS BANK OF
PENNSYLVANIA, Plaintiff**

v.

**LAWRENCE A. D'AMBROSIO,
Defendant**

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 10668-16, Citizens Bank of Pennsylvania vs. Lawrence A. D'Ambrosio, owner of property situated in the Township of Fairview, Erie County, Pennsylvania Being Commonly Known as: 412 Ravine Drive, Erie, PA 16505.

ALL THAT CERTAIN piece or parcel of land, situate in the Township of Fairview, County of Erie and Commonwealth of Pennsylvania, being Lot No. 132 of the Lake Shore Club District, as shown upon map or plat thereof recorded in Erie County Map Book 3, pages 176-177.

Assessment Map Number: 21031022001300

Assessed Value figure: \$147,600.00
Improvement thereon: Residential Property

Lauren Berschler Karl, Esquire

Spectra Two
2591 Wexford-Bayne Road, Suite 201
Sewickley, PA 15143
412-837-1164

Sept. 30, and Oct. 7, 14

SALE NO. 5

Ex. #11410 of 2016

**U.S. BANK NATIONAL
ASSOCIATION, AS TRUSTEE
FOR THE PENNSYLVANIA
HOUSING FINANCE AGENCY,**

Plaintiff

v.

**LINDA J. ALEXANDER,
Defendant**

DESCRIPTION

By virtue of a Writ of Execution No. 11410-16, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. LINDA J. ALEXANDER, Defendant Real Estate: 25 HARLEY AVENUE, ALBION, PA 16401

Municipality: Borough of Albion, Erie County, Pennsylvania
Lot 19, Chestnut Knolls Subdivision, Map No. 1993-206

See Deed Book 2011-000004

Tax I.D. (1) 7-35-39-19

Assessment: \$20,800. (Land)

\$52,700. (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. 30, and Oct. 7, 14

SALE NO. 6

Ex. #11139 of 2016

**U.S. BANK NATIONAL
ASSOCIATION, AS TRUSTEE
FOR THE PENNSYLVANIA
HOUSING FINANCE AGENCY,**

Plaintiff

v.

**SHANE M. LYBROOK SR.,
Defendant**

DESCRIPTION

By virtue of a Writ of Execution No. 11139-16, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. SHANE M. LYBROOK SR., Defendant

Real Estate: 2326 VICTORY DRIVE, ERIE, PA 16510

Municipality: Township of Harborscreek, Erie County, Pennsylvania

Lots Nos. 67, 68, 69 of Evergreen City Subdivision, Map Book 3, Pg. 391

See Deed Instrument 2013-007066

Tax Index Number: (27) 40-143-55

Assessment: \$33,600. (Land)

\$127,060. (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. 30, and Oct. 7, 14

SALE NO. 7

Ex. #11062 of 2016

**U.S. BANK NATIONAL
ASSOCIATION, AS TRUSTEE
FOR THE PENNSYLVANIA
HOUSING FINANCE AGENCY,**

Plaintiff

v.

**MICHAEL C. ROWLAND,
Defendant**

DESCRIPTION

By virtue of a Writ of Execution No. 11062-16, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. MICHAEL C. ROWLAND Real Estate: 24 CHERRY STREET UNION CITY, PA 16438

Municipality: Borough of Union City, Second Ward, Erie County, Pennsylvania

See Deed Book 532, Page 2146.

Tax I.D. (42) 15-74-10

Assessment: \$11,300. (Land)

\$42,000. (Bldg)

Improvements 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. 30, and Oct. 7, 14

SALE NO. 8

Ex. #11412 of 2016

**U.S. Bank National Association,
as Trustee for the Pennsylvania**

**Housing Finance Agency,
Plaintiff**

v.

**KEVIN J. ZARZECZNY,
Defendant**

SHERIFF'S SALE

By virtue of a Writ of Execution No. 11412-16, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. KEVIN J. ZARZECZNY, Defendant Real Estate: 920 PLUM STREET ERIE, PA, 16502

Municipality: City of Erie, Erie County, Pennsylvania
Dimensions: 32 ft. x 82 1/2 ft.

See Deed Book 2011-009877

Tax I.D. (16) 3047-103

Assessment: \$7,800. (Land)

\$59,000. (Bldg)

Improvement thereon: a residential dwelling house as identified above
Leon P. Haller, Esquire
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17104
(717) 234-4178

Sept. 30, and Oct. 7, 14

SALE NO. 9

Ex. #10142 of 2016

Wells Fargo Bank, NA, Plaintiff

v.

**Alan T. Austin; Heidi S. Austin,
Defendant(s)**

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 10142-16, Wells Fargo Bank, NA, vs. Alan T. Austin; Heidi S. Austin, owner(s) of property situated in The Township of Greene, County of Erie, Commonwealth of Pennsylvania being
4701 Harborsgreene Road, Erie, PA 16510

Acreage: 2.0000

Assessment Map Number: 25003012000200

Assessed Value figure: \$168,000.00

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. 30, and Oct. 7, 14

SALE NO. 10
Ex. #12992 of 2015
HSBC Bank USA, National Association as Trustee for Wells Fargo Home Equity Asset-Backed Securities 2007-2 Trust, Home Equity Asset-Backed Certificates, Series 2007-2, Plaintiff
v.

Jessica Markiewicz; Daniel A. Markiewicz, A/K/A Daniel Markiewicz, Defendants
DESCRIPTION

By virtue of a Writ of Execution file to No. 2015-12992, HSBC Bank USA, National Association as Trustee For Wells Fargo Home Equity Asset-Backed Securities 2007-2 Trust, Home Equity Asset-Backed Certificates, Series 2007-2 vs. Jessica Markiewicz; Daniel A Markiewicz, AKA Daniel Markiewicz, owner(s) of property situated in The City of Erie, County of Erie, Commonwealth of Pennsylvania being 2942 Myrtle Street, Erie, PA 16508 Acreage: 0.5938 Assessment Map Number: 19060051010200 Assessed Value figure: \$97,800.00 Improvement thereon: Single Family Dwelling Kimberly A. Bonner, Esquire Manley Deas Kochalski LLC P.O. Box 165028 Columbus, OH 43216-5028 (614) 220-5611
 Sept. 30, and Oct. 7, 14

SALE NO. 11
Ex. #10917 of 2016
Wells Fargo Bank, NA, Plaintiff
v.

Marcia L. Odom, Defendant
LEGAL DESCRIPTION

By virtue of a Writ of Execution file to No. 2016-10917, Wells Fargo Bank, NA vs. Marcia L. Odom, owner(s) of property situated in The City of Erie, County of Erie, Commonwealth of Pennsylvania being 1119 W. 20th Street, Erie, PA 16502. Square footage: 1320 Assessment Map Number: MAP 60 BLK 34 Assessed Value Figure: \$53,300

Improvement thereon: Single Family Dwelling
 Kimberly J. Hong, Esquire
 Manley Deas Kochalski LLC
 P.O. Box 165028
 Columbus, OH 43216-5028
 (614) 220-5611

SALE NO. 12
Ex. #13166 of 2014
Wells Fargo Bank, N.A., Plaintiff
v.

Unknown Heirs, and/or administrators of the Estate of Christopher R. Roll, Defendants
SHERIFF SALE

By virtue of a Writ of Execution file to No. 13166-2014, Wells Fargo Bank, N.A. vs. Unknown Heirs, and/or administrators of the Estate of Christopher R. Roll, owner(s) of property situated in The Borough of Girard, County of Erie, Commonwealth of Pennsylvania being 226 Olin Avenue, Girard, PA 16417 0.2388 Assessment Map Number: 23012027000300 Assessed Value figure: \$60,900.00 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. 30, and Oct. 7, 14

SALE NO. 13
Ex. #12687 of 2014
U.S. Bank National Association, as Trustee for Home Equity Asset Trust 2004-6 Home Equity Pass-Through Certificates, Series 2004-6, Plaintiff
v.

Samuel Valentin, a/k/a Samuel Valentin Mercado, Defendant
SHERIFF SALE

By virtue of a Writ of Execution file to No. 12687-14, U.S. Bank National Association, as Trustee for Home Equity Asset Trust 2004-6 Home Equity Pass-Through Certificates, Series 2004-6 vs. Samuel Valentin, a/k/a Samuel Valentin Mercado, owner(s) of property situated in The City of Erie, County of Erie,

Commonwealth of Pennsylvania being 1615 Hickory Street, Erie, PA 16502 2690 Assessment Map Number: 289 Assessed Value figure: \$34,370.00 Improved thereon: Single Family Dwelling Kimberly J. Hong, Esquire Manley Deas Kochalski LLC P. O. Box 165028 Columbus, OH 43216-5028 614-220-5611
 Sept. 30, and Oct. 7, 14

SALE NO. 14
Ex. #11489 of 2016
Federal National Mortgage Association ("Fannie Mae"), Plaintiff
v.

Lisa A. Wood and Terrence R. Wood, Defendants
DESCRIPTION

By virtue of a Writ of Execution filed to No. 2016-11489, Federal National Mortgage Association ("Fannie Mae") vs. Lisa A. Wood and Terrence R. Wood Owner(s) of property situated in Millcreek, Erie County, Pennsylvania, being 4569 Southern Drive, Erie, PA 16506 ALL that certain piece or parcel of land situate in the Township of Millcreek, County of Erie and State of Pennsylvania, and being the easterly 76 feet of Lot 44 of a replot of Southern Hills Subdivision No. 2, according to a map of same recorded in the Recorder's Office of Erie County, Pennsylvania in Map Book 6, Page 4, said premises being more particularly bounded and described as follows, to-wit: BEGINNING at a point in the south line of Southern Drive, distant thereon North 63 degrees 30 minutes East, 32 feet from the intersection of the dividing line between Lots 43 and 44 of the aforesaid subdivision with the south line of Southern Drive; thence South 26 degrees 30 minutes East and passing through Lot 44 of the aforesaid subdivision, 108.58 feet to a point; thence eastwardly along the south line of Lot 44, 76 feet to a point and the east line of Lot 44; thence northwardly along the east line of lot 44, 108.86 feet to a point

in the south line of Southern Drive; thence westwardly along the south line of Southern Drive, 76 feet to a point and the place of beginning. Having erected thereon a single family dwelling known as 4569 Southern Drive, Erie, Pennsylvania. Bearing Erie County Assessment Index Number (33) 61-237-12.

Assessment Map number: 33061237001200

Assessed Value figure: \$124,680.00
Improvement thereon: Residential Dwelling

Martha E. Von Rosenthal, Esquire / No.52634

Heather Riloff, Esquire / No. 309906
Jeniece D. Davis, Esquire / No. 208967

649 South Avenue, Unit #6

P.O. Box 822

Secane, PA 19018

(610) 328-2887

Sept. 30, and Oct. 7, 14

SALE NO. 15

Ex. #11662 of 2015

**Nationstar Mortgage LLC,
Plaintiff**

v.

**Kimberly Grago-Csir
Administrator of the Estate
of John M. Csir, Deceased
Mortgagor and Real Owner,
Angela Simmons Known Heir
of the Estate of John M. Csir,
Deceased Mortgagor and Real
Owner, John P. Csir Known Heir
of the Estate of John M. Csir,
Deceased Mortgagor and Real
Owner and Sarah Csir Known
Heir of the Estate of John M.
Csir, Deceased Mortgagor and
Real Owner, Defendants**

SHERIFF'S

By virtue of a Writ of Execution filed to No. 11662-2015, Nationstar Mortgage LLC, vs. Kimberly Grago-Csir Administrator of the Estate of John M. Csir, Deceased Mortgagor and Real Owner, Angela Simmons Known Heir of the Estate of John M. Csir, Deceased Mortgagor and Real Owner, John P. Csir Known Heir of the Estate of John M. Csir, Deceased Mortgagor and Real Owner and Sarah Csir Known Heir of the Estate of John M. Csir, Deceased Mortgagor and Real Owner, owners of property

situated in Erie City, Erie County, Pennsylvania being 1101 Brown Avenue, Erie, PA 16502

Assessment Map number: 19060035010300

Improvement thereon: Residential Dwelling

Robert W. Williams, Esquire

1 E. Stow Road

Marlton, NJ 08053

(856) 482-1400

Sept. 30, and Oct. 7, 14

SALE NO. 16

Ex. #11802 of 2015

**CitiMortgage, Inc., successor by
merger with Principal Residential
Mortgage, Inc., Plaintiff**

v.

Mark S. Eicher and Heather R.

Eicher, Defendant(s)

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 2015-11802, CitiMortgage, Inc., successor by merger with Principal Residential Mortgage, Inc. vs. Mark S. Eicher and Heather R. Eicher, owners of property situated in Erie City, Erie County, Pennsylvania being 2832 Glendwood Park Avenue, Erie, PA 16508

Assessment Map number: (18) 5090-110

Improvement thereon: Residential Dwelling

Robert W. Williams, Esquire

1 E. Stow Road

Marlton, NJ 08053

(856) 482-1400

Sept. 30, and Oct. 7, 14

SALE NO. 17

Ex. #12476 of 2015

**CITIFINANCIAL SERVICING
LLC, A DELAWARE LIMITED
LIABILITY COMPANY,
Plaintiff**

v.

Carol A. Glance, Defendant

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 12476-2015, CITIFINANCIAL SERVICING LLC, A DELAWARE LIMITED LIABILITY COMPANY vs. Carol A. Glance, owners of property situated in Erie City, Erie County, Pennsylvania being 916 East 38th Street, Erie, PA 16504

Assessment Map number: 18-53-96-116

Improvement thereon: Residential Dwelling

Robert W. Williams, Esquire

1 E. Stow Road

Marlton, NJ 08053

(856) 482-1400

Sept. 30, and Oct. 7, 14

SALE NO. 18

Ex. #12430 of 2015

WELLS FARGO BANK, N.A.

v.

Angela M. Lewis, Defendant

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 12430-15, WELLS FARGO BANK, N.A. vs. Angela M. Lewis, owner(s) of property situated in Erie City, Erie County, Pennsylvania being 432 East 4th Street, Erie, PA 16507

Assessment Map Number: (14) 1015-133

Improvement thereon: Residential Dwelling

Robert W. Williams, Esquire

1 E. Stow Road

Marlton, NJ 08053

(856) 482-1400

Sept. 30, and Oct. 7, 14

SALE NO. 19

Ex. #13589 of 2015

**CITIFINANCIAL SERVICING
LLC, A DELAWARE LIMITED
LIABILITY COMPANY,
Plaintiff**

v.

**Floyd A. McKuhn and Evelyn M.
McKuhn, Defendants**

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 13589-15, CITIFINANCIAL SERVICING LLC, A DELAWARE LIMITED LIABILITY COMPANY vs. Floyd a McKuhn and Evelyn McKuhn, owners of property situated in Corry City, Erie County, Pennsylvania being 549 East Main Street, Corry, PA 16407

Assessment Map number: 5-28-113-10

Improvement thereon: Residential Dwelling

Robert W. Williams, Esquire

1 E. Stow Road

Marlton, NJ 08053

(856) 482-1400

Sept. 30, and Oct. 7, 14

SALE NO. 20

Ex. #13090 of 2015

The Bank of New York Mellon, f/k/a The Bank of New York, as trustee for the certificate holder of the CWABS Inc., Asset-Backed Certificates Series 2007-2 by Green Tree Servicing LLC, Plaintiff

v.

Tracy Wagner and Daniel E. Wagner, Defendant(s)

SHERIFF SALE

By virtue of a Writ of Execution filed to No. 13090-15, The Bank of New York Mellon, f/k/a The Bank of New York, as trustee for the certificate holders of the CWABS Inc., Asset-Backed Certificates Series 2007-2 by Green Tree Servicing LLC vs. Tracy Wagner and Daniel E. Wagner, owners of property situated in Millcreek Township, Erie County, Pennsylvania being 2710 West 31st Street, Erie, PA 16506
Assessment Map Number: (33) 72-291-13

Improvement thereon: Residential Dwelling

Robert W. Williams, Esquire

1 E. Stow Road

Marlton, NJ 08053

(856) 482-1400

Sept. 30, and Oct. 7, 14

SALE NO. 21

Ex. #13303 of 2015

Wells Fargo Bank, N.A., Plaintiff

v.

Deborah Goodwin a/k/a Deborah Ann Goodwin, in Her Capacity as Heir of Carol Ann Bisch, Deceased Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Carol Ann Bisch, Deceased, Defendant(s)

LEGAL DESCRIPTION

By virtue of a Writ of Execution filed to 13303-2015

Wells Fargo Bank, N.A. vs. Deborah Goodwin a/k/a Deborah Ann Goodwin, in her Capacity as Heir of Carol Ann Bisch, Deceased, Unknown Heirs, Successors, Assigns, and All

Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Carol Ann Bisch, Deceased

Amount Due: \$79,733.66
Deborah Goodwin a/k/a Deborah Ann Goodwin, in Her Capacity as Heir of Carol Ann Bisch, Deceased, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Carol Ann Bisch, Deceased, owner(s) of property situated in Erie County, Pennsylvania being 4030 McClelland Avenue, Erie, PA 16510-3737

Square Feet: 864
Acreage: 0.3398
Assessment Map number: 18052047020600
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. 30, Oct. 7, 14

SALE NO. 23

Ex. #11477 of 2016

Bank of America, N.A., Plaintiff

v.

Janet M. Crain a/k/a Janet H. Crain, Defendant

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11477-2016, Bank of America, N.A. vs. Janet M. Crain a/k/a Janet H. Crain,

Amount Due: \$40,010.37
Janet M. Crain a/k/a Janet H. Crain, owner(s) of property situated in ERIE CITY, 5TH, Erie County, Pennsylvania being 2619 Prospect Avenue, Erie PA 16510
Dimensions: 80.5 X 140
Acreage: 0.2587
Assessment Map number: 18051041011100
Assessed Value: 75,250.00
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. 30, and Oct. 7, 14

SALE NO. 24

Ex. #11932 of 2015

Embrace Home Loans Inc., Plaintiff

v.

William J. Edwards, Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11932-2015, Embrace Home Loans Inc., vs. William J. Edwards Amount Due: \$78,319.92
William J. Edwards, owner(s) of property situated in Erie County, Pennsylvania being 11556 Donation Road, Waterford, PA 16441-9621
Dimensions: 80x110
Acreage: 2264
Assessment Map number: 47-3-9-8.04
Assessed Value: \$126,500
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. 30, and Oct. 7, 14

SALE NO. 25

Ex. #11244 of 2016

Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, Inc., f/k/a Norwest Mortgage, Inc., Plaintiff

v.

Michael P. Lasher a/k/a Michael Lasher, Tammy L. Lasher, Defendants

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11244-16, Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, Inc., f/k/a Norwest Mortgage, Inc., vs. Michael P. Lasher, a/k/a Michael Lasher, Tammy L. Lasher
Amount Due: \$52,323.34
Michael P. Lasher, a/k/a Michael Lasher, Tammy L. Lasher, owner(s) of property situated in MILLCREEK TOWNSHIP, Erie County, Pennsylvania being 3022 Westline Street, Erie, PA 16506-3217
Dimensions: 80 X 115.8
Acreage: 0.2127
Assessment Map number: 33073298001600

Assessment Value: \$70,050.00
 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. 30, and Oct. 7, 14

SALE NO. 26

Ex. #10475 of 2016
CitiMortgage, Inc., Plaintiff
v.

Joshua J. Miller, Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 10475-2016, CitiMortgage, Inc., vs. Joshua J. Miller
 Amount Due: \$116,366.94
 Joshua J. Miller, owner(s) of property situated in ERIE CITY, Erie County, Pennsylvania being 160 Belmont Avenue, Erie, PA 16509
 Dimensions: 40 X 120
 Acreage: 0.1102

Assessment Map number: 19061021021800

Assessment Value: \$89,700
 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. 30, and Oct. 7, 14

SALE NO. 27

Ex. #11183 of 2016
Caliber Home Loans, Inc., f/k/a
Vericrest Financial, Inc., Plaintiff
v.

Joseph C. Siggia, Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11183-16, Caliber Home Loans, Inc., f/k/a Vericrest Financial, Inc. vs. Joseph C. Siggia
 Amount Due: \$129,551.61
 Joseph C. Siggia, owner of property situated in EDINBORO BOROUGH, Erie County, Pennsylvania being 120 Water Street, Edinboro, PA 16412-2448

Dimensions: 76 X 160
 Acreage: 0.2792

Assessment Map number: 11-014-041.0-019.00

Assessed Value: \$121,200
 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. 30, and Oct. 7, 14

SALE NO. 28

Ex. #12860 of 2015
Wells Fargo Bank, N.A. as
Trustee for Option One Mortgage
Loan Trust 2001-D, Asset-Backed
Certificates, Series 2001-D,
Plaintiff
v.

Thomas C. Trapp, Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 12860-15, Wells Fargo Bank, N.A. as Trustee for Option One Mortgage Loan Trust 2001-D, Asset-Backed Certificates, Series 2001-D vs. Thomas C. Trapp
 Amount Due: \$85,505.95
 Thomas C. Trapp, owner(s) of property situated in AMITY TOWNSHIP, Erie County, Pennsylvania being 12565 Ar buckle Road, Union City, PA 16438-9023
 Amount Due: \$85,505.95
 Dimensions: 32X34
 Acreage: 2.0810

Assessment Map number: 02-001-002.0-001.01

Assessed Value: \$109,890.00
 Improved 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. 30, and Oct. 7, 14

SALE NO. 29

Ex. #11064 of 2016
U.S. Bank National Association,
as Trustee for Structured Asset
Investment Loan Trust, Mortgage
Pass-Through Certificates, Series
2005-3, Plaintiff
v.

Philip C. Wolford, Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11064-16, U.S. Bank

National Association, as Trustee for Structured Asset Investment Loan Trust, Mortgage Pass-Through Certificates, Series 2005-3 vs. Philip C. Wolford

Amount Due: 114,894.95
 Philip C. Wolford, owner(s) of property situated in ERIE CITY, Erie County, Pennsylvania being 538 West 7th Street, Erie, PA 16502-1333
 Dimensions: 41.25X165
 Acreage: 0.1562

Assessment Map number: 17040016022000
 Assessed Value: 125,270.00
 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

Sept. 30, and Oct. 7, 14

SALE NO. 30

Ex. #12384 of 2015
LSF9 Master Participation Trust,
Plaintiff
v.

Aaron D. Guarino, Beth A.
Guarino and James A. Guarino,
Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 12384-15, LSF9 Master Participation Trust vs. Aaron D. Guarino, Beth A. Guarino and James A. Guarino, owner(s) of property situated in

Erie County, Pennsylvania being 2713 Monroe Street, Erie, PA 16504
 Assessment Map number: 18050060012100

Assessed Value figure: 64,200.00
 Improvement thereon: Single Family Dwelling, 1,232 sqft
 Bradley J. Osborne, Esq.,
 Richard M. Squire & Associates, LLC
 115 West Avenue, Suite 104
 Jenkintown, PA 19046
 215-886-8790

Sept. 30, and Oct. 7, 14

SALE NO. 32

Ex. #12915 of 2015
U.S. Bank National Association,
as Indenture Trustee for
Springleaf Mortgage Loan Trust
2012-3, Plaintiff
v.

Andew Silva, Defendant
DESCRIPTION

By virtue of a Writ of Execution filed to No. 12915-15, U.S. Bank National Association, as Indenture Trustee for Springleaf Mortgage Loan Trust 2012-3 vs. Andrew Silva, owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 921 West 16th Street, Erie, PA 16502 0.0973

Assessment Map number: 16030043020800
Assessed Value figure: \$45,000.00
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. 30, and Oct. 7, 14

SALE NO. 33

Ex. #11284 of 2016
HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2006-D, Mortgage-Backed Certificates, Series 2006-D c/o Ocwen Loan Servicing, LLC, Plaintiff
v.
Claudette M. Gaines, Defendant

LEGAL DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the Township of Lawrence Park, County of Erie and State of Pennsylvania, bounded and described as follows, to-wit: BEING lot number two (2) and the southern portion of lot number three (3) of block "1" of Lake Cliff Park addition subdivision in tract number 248 and gore tract, Lawrence Park Township as recorded in Erie County map book 4 at pages 234 and 235. Being part of a replot of lots 14, 15 and lots 16 of block "k" of reedhurts [sic] addition as recorded in Erie County map book 1, page 409. bearing Erie County tax index no. (29) 1-3-14.
ALSO, all that certain piece or parcel of land situate in the Township of Lawrence Park, County of Erie and State of Pennsylvania, bounded and described as follows, to-wit; Being the northern portion of lot

number three (3) of block "1" of lakecliff park addition subdivision in tract number 248 and gore tract, Lawrence Park Township as recorded in Erie County map book 4 at pages 234 and 235. Being a part of a replot of lots 14, 15, and 16 of block "k" of reedhurst addition as recorded in Erie County map book 1, page 408, and bearing Erie County property index number (29) 1-3-1.

HAVING erected thereon a single family dwelling and attached garage commonly known as 2469 Lakeside Drive, Erie, Pennsylvania.
PROPERTY ADDRESS: 2469 Lakeside Drive, Erie, PA 16511
PARCEL:29001003001400
BEING the same premises which AD Depijper and Sherri L. DePijper, his wife by Deed dated June 25, 2003, and recorded June 26, 2003, in the Office of the Recorder of Deeds in and for Erie County in Deed Book 1028, Page 1035, granted and conveyed unto Robert L. Gaines, Jr. and Claudette M. Gaines, his wife as tenants by the entireties with the right of survivorship. Robert L. Gaines Jr. departed this life on 06/05/2014. Jessica N. Manis, ESQUIRE STERN & EISENBERG, PC 1581 Main Street, Suite 200 The Shops at Valley Square Warrington, PA 18976

Sept. 30, and Oct. 7, 14

SALE NO. 34

Ex. #11733 of 2015
Wells Fargo Bank, National Association, c/o Ocwen Loan Servicing, LLC, Plaintiff
v.
Oscar J. Longo, Defendant

LEGAL DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the Township of Washington, now by annexation in the Borough of Edinboro, County of Erie and Commonwealth of Pennsylvania, being parts of Lots Nos. 54, 55, 56, 57, 58 and 59 in Block "YG" of the Lakeside Park Extension Revised Plan of Lots as recorded in the Recorder's Office of said County in Map Book No. 4, Pages 368 and 369, together being bounded and described as follows, to wit: BEGINNING at a point on the

dividing line between Lots Nos. 58 and 60 in said Plan, said point being 70.0 feet (incorrectly stated in deed as 7010 feet) southwardly along said dividing line from the southerly line of Hickory Street; thence from said point of beginning thus established, eastwardly through Lots 58, 56, and 54 in said Plan on a line parallel with the southerly line of Hickory Street, a distance of 100.0 feet to a point in the centerline of twenty-foot wide private drive; thence southwardly along the centerline of said private drive a distance of 60.0 feet to a point; thence westwardly through Lots Nos. 55, 57 and 59 in said Plan on a line parallel with the southerly line of Hickory Street a distance of 100.0 feet to a point; thence northwardly along the line dividing Lots Nos. 59 and 58 from Lots Nos. 61 and 60 in said Plan, a distance of 60.0 feet to a point, the place of beginning.

SAID premises have erected thereon a dwelling commonly known as 103 Georgian Drive, Edinboro, Pennsylvania and are further identified by Erie County Assessment Index Number (11) 1-11-3.

PROPERTY ADDRESS: 103 Georgian Drive, Edinboro, PA 16412
PARCEL 11-001-011.0-003.00
BEING the same premises which Clifford O. Ramsey and Ella R. Ramsey, husband and wife, by Deed dated July 30, 1991 and recorded on August 1, 1991 in the office of the recorder of deeds in and for Erie County at book 171, page 583, granted and conveyed unto Oscar J. Longo.
M. TROY FREEDMAN, ESQUIRE STERN & EISENBERG, PC 1581 Main St, Ste. 200 The Shops at Valley Square Warrington, PA 18976 (215) 572-8111

Sept. 30, and Oct. 7, 14

SALE NO. 35

Ex. #10479 of 2016
Wells Fargo Bank, N.A. as successor by merger to Wells Fargo Bank Minnesota, National Association, as Trustee for Option One Mortgage Loan Trust 2002-5, Asset-Backed Certificates, Series 2002-5 c/o

**Ocwen Loan Servicing, LLC,
Plaintiff**

v.

**Unknown Heirs, Executors and
Devises of the Estate of
Edward M. Gangemi a/k/a
Edward Gangemi and Lisa M.
Gangemi, 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, Bounded and described as follows, to-wit:

BEGINNING at a point in the south line of East 33rd Street 520' east of the east line of Holland Street; thence southwardly parallel with Holland Street 135' to a point; thence eastwardly parallel with East 33rd Street 40' to a point; thence northwardly parallel with Holland Street 135' to a point in the south line of East 33rd Street; thence westwardly along the south line of East 33rd Street 40' to the place of beginning.

BEING the same premises which Edward and Lisa Gangemi, by Deed dated October 2, 2006 and recorded on May 27, 2009 in the office of the recorder of deeds in and for Erie County at Book 1564 Page 1349 granted and conveyed unto Edward Gangemi. Edward Gangemi has since departed this life on May 21, 2015.

PROPERTY ADDRESS: 253 East 33rd Street, Erie, PA 16504
PARCEL 18053063031100

Attorney for Plaintiff:
EDWARD J. MCKEE, ESQUIRE
STERN & EISENBERG, PC
1581 Main St., Suite 200
The Shops at Valley Square
Warrington, PA 18976
(215) 572-8111

Sept. 30, and Oct. 7, 14

SALE NO. 36

**Ex. #10536 of 2015
Deutsche Bank National Trust
Company, c/o Ocwen Loan
Servicing, LLC, Plaintiff**

v.

**Arthur L. Nesmith, Defendant
LEGAL DESCRIPTION**

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

described as follows, to-wit:

BEING Lots Numbers 14, 15 and 16 in Block 11 in C.K. Riblet's Subdivision, a part of Reserve Tract Number 53, a plot of which is recorded in the Erie County Pennsylvania Map Book 1, pages 96 and 97 and each of said lots having a frontage of 46' more or less, on Pear Street and a depth of 141' and having erected thereon a two story frame dwelling known as 2326 Pear Street, Erie, Pennsylvania 16510.

Also, All that certain piece or parcel of land situate in the City of Erie, County of Erie and State of Pennsylvania, bounded and described as follows, to-wit: BEING Lot Number 17 in Block 11 in C.K. Riblet's Subdivision, a part of Reserve Tract Number 53, a plot of which is recorded in Erie County Pennsylvania Map Book 1, pages 96 and 97.

Being further identified by Erie County Tax Identification Number (18) 5114-100.

PROPERTY ADDRESS: 2326 Pear Street, Erie, PA 16510
PARCEL 18051014010000

BEING the same premises which Billy J. Thornton and Nell Rita Thornton, his wife, by Deed dated January 30, 1997 and recorded on January 30, 1997 in the office of the recorder of deeds in and for Erie County at book 0481 page 1694 granted and conveyed unto Arthur L. Nesmith, single.

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

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FIRST PUBLICATION

BEHNKEN, FREDERICK HENRY, a/k/a FREDERICK H. BEHNKEN, a/k/a FREDERICK BEHNKEN, a/k/a FRED H. BEHNKEN,
deceased

Late of the Township of North East, County of Erie, and Commonwealth of Pennsylvania
Executor: Paul F. Behnken
Attorney: Adam J. Williams, Esquire, 425 West Tenth Street, Erie, PA 16502

CUTRI, EDWARD P.,
deceased

Late of Waterford Borough
Executor: Randall P. Cutri, c/o 246 West 10th Street, Erie, PA 16501
Attorney: Evan E. Adair, Esq., 246 West 10th Street, Erie, PA 16501

DAVIS, RICHARD A.,
deceased

Late of the City of Erie, County of Erie and State of Pennsylvania
Executrix: Sally J. Davis, n/k/a Sally J. Sartin, 408 East 34th Street Erie, PA 16504
Attorney: Edwin W. Smith, Esq., SHAPIRA, HUTZELMAN & SMITH, 305 West Sixth Street, Erie, PA 16507

DUNN, CHARLES E., a/k/a CHARLES DUNN,
deceased

Late of the Borough of Albion, County of Erie, State of Pennsylvania
Co-Executors: James E. Dunn, 2936 Placid Pointe Road, Conneaut, OH 44030 and Jeffery K. Dunn, 205 Oregon Avenue, Erie, PA 16505
Attorney: Grant M. Yochim, Esq, 24 Main St. E., P.O. Box 87, Girard, PA 16417

GORR, BEVERLY S.,
deceased

Late of Millcreek Township
Executor: Kelly S. Conboy, c/o 246 West 10th Street, Erie, PA 16501
Attorney: Evan E. Adair, Esq., 246 West 10th Street, Erie, PA 16501

KING, MILLICENT M.,
deceased

Late of the City of Erie, County of Erie and State of Pennsylvania
Executrix: Karen E. Young, c/o Denis W. Krill, P.C. 309 French Street, Erie, Pennsylvania 16507-1542
Attorney: Denis W. Krill, Esquire, 309 French Street, Erie, Pennsylvania 16507-1542

LYONS, GEORGE E., a/k/a GEORGE EDWARD LYONS,
deceased

Late of Fairview Township
Administratrix: Grace E. Horton, 3707 Guilford Drive, Erie, PA 16506
Attorney: None

NELSON, EARNEST L., JR.,
deceased

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Administrator: Douglas Nelson, c/o 504 State Street, Suite 300, Erie, PA 16501
Attorney: Alan Natalie, Esquire, 504 State Street, Suite 300, Erie, PA 16501

NESTOR, JUDITH A.,
deceased

Late of the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania
Executrix: Tracy A. Johns, c/o James E. Marsh, Esq., Suite 300, 300 State Street, Erie, PA 16507
Attorney: James E. Marsh, Esq., MARSH, SPAEDER, BAUR, SPAEDER & SCHAAF, LLP., Suite 300, 300 State Street, Erie, PA 16507

PADOVANI, ANTHONY J. JR.,
deceased

Late of Waterford, County of Erie and Commonwealth of Pennsylvania
Administrator: Scott Litz, c/o Michael A. Agresti, Esq., Suite 300, 300 State Street, Erie, PA 16507
Attorney: Michael A. Agresti, Esq., MARSH, SPAEDER, BAUR, SPAEDER & SCHAAF, LLP., Suite 300, 300 State Street, Erie, PA 16507

PETRI, DONALD G.,
deceased

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania
Executrix: Diane L. Canfield, 3514 Stoughton Road, Erie, PA 16506-2735
Attorneys: MacDonald, Illig, Jones & Britton LLP, 100 State Street, Suite 700, Erie, Pennsylvania 16507-1459

RENSHAW, THOMAS J.,
deceased

Late of Lawrence Park Township, County of Erie, Commonwealth of Pennsylvania
Administratrix: Martha Renshaw, c/o Elliot J. Segel, Esquire, Segel & Solymosi, 818 State Street, Erie, PA 16501
Attorney: Elliot J. Segel, Esquire, Segel & Solymosi, 818 State Street, Erie, PA 16501

**SOBCZAK, LINDA E.,
deceased**

Late of the City of Erie, Erie County, Pennsylvania
Administratrix: Nancy Guth, c/o Mary Alfieri Richmond, Esq., Jones School Square - First Floor, 150 East 8th Street, Erie, PA 16501
Attorney: Mary Alfieri Richmond, Esq., Jones School Square - First Floor, 150 East 8th Street, Erie PA 16501

**STRUBLE, ELIZABETH M.,
deceased**

Late of the City of Erie, Erie County, Pennsylvania
Executor: Charles R. Struble, 159 Laurel Lane, Kersey, PA 15846
Attorney: George L. Dagher, Esq., DAGHIR AND DAGHIR, 20 North Michael Street, St. Marys, PA 15857

**STULL, BARBARA A.
MITCHELL,
deceased**

Late of the City of Erie, County of Erie
Executor: James A. Stull, 10032 Oliver Road, McKean, Pennsylvania 16426
Attorney: Kari A. Froess, Esquire, CARNEY & GOOD, 254 West Sixth Street, Erie, Pennsylvania 16507

**SZKLENSKI, CHARLENE A.,
deceased**

Late of the City of Harborcreek, County of Erie, and Commonwealth of Pennsylvania
Executrix: Sandra L. Zampogna
Attorney: Kenneth G. Vasil, Esquire, ELDERKIN LAW FIRM, 150 East 8th Street, Erie, PA 16501

**WATSON, BETH ANN, A/K/A
BETH ANN VARGO,
deceased**

Late of Erie, Pennsylvania
Administrator: Kenneth Watson c/o Chad F. McMillen, Esquire, 2131 Brodhead Road, Aliquippa, PA 15001
Attorney: Chad F. McMillen, Esquire, 2131 Brodhead Road, Aliquippa, PA 15001

SECOND PUBLICATION

**DAHN, ELIZABETH A.,
deceased**

Late of City of Erie, Erie County, Pennsylvania
Executor: Ann E. Walker, Martone & Peasley, c/o 150 West Fifth Street, Erie, Pennsylvania 16507
Attorney: Joseph P. Martone, Esq., Martone & Peasley, 150 West Fifth Street, Erie, Pennsylvania 16507

**HEIDT, RAYMOND L., a/k/a
RAYMOND LEO HEIDT,
deceased**

Late of the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania
Executrix: Jane H. Heidt 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

**HENNING, BRYNDIS
KENNEDY, a/k/a BRYNDIS K.
HENNING,
deceased**

Late of Millcreek Township, County of Erie
Executor: Gregory Edward Henning, c/o Thomas A. Testi, Esq., 3952 Avonia Road, P.O. Box 413, Fairview, PA 16415
Attorney: Thomas A. Testi, Esq., 3952 Avonia Road, P.O. Box 413, Fairview, PA 16415

**HENRY BRYAN D.,
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Executrix: Andrea L. Lipinski, c/o Michael A. Agresti, Esq., Suite 300, 300 State Street, Erie PA 16507
Attorney: Michael A. Agresti, Esq., Marsh, Spaeder, Baur, Spaeder & Schaaf, LLP, Suite 300, 300 State Street, Erie, PA 16507

**HUSTON, ROBERT E., a/k/a
ROBERT E. HUSTON, SR. a/k/a
ROBERT EARL HUSTON, SR.,
a/k/a ROBERT EARL HUSTON,
deceased**

Late of the Township of Conneaut, County of Erie and State of Pennsylvania
Executor: Richard E. Huston, 9393 Griffey Road, Albion, PA 16401
Attorney: James R. Steadman, Esq., 24 Main St. E., P.O. Box 87, Girard, PA 16417

**KING, DOROTHY F.,
deceased**

Late of the City of Erie, County of Erie, and Commonwealth of Pennsylvania
Executrix: Anita M. Lossie
Attorney: David J. Rhodes, Esquire, ELDERKIN LAW FIRM, 150 East 8th Street, Erie, PA 16501

**LEWONAS, PHYLLIS ANN, a/k/a
PHYLLIS A. LEWONAS,
deceased**

Late of the City of Erie, County of Erie and State of Pennsylvania
Executrix: Kristi R. Lewonas, 31 West 30 Street, Erie, PA 16508
Attorney: Jeffrey D. Scibetta, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**MASTERSON, JOHN W.,
deceased**

Late of the Township of Millcreek, County of Erie, Commonwealth of Pennsylvania
Executrixes: Margaret Mary Sam, 14409 North Main Street, Waterford, PA 16441-8525 and Monica A. Masterson, 3128 Homestead Drive, Erie, PA 16506-2136
Attorneys: MacDonald, Illig, Jones & Britton LLP, 100 State Street, Suite 700, Erie, PA 16507-1459

**MILLER, MARY SUSANNE,
a/k/a SUSANNE MILLER, a/k/a
MARY S. MILLER,
deceased**

Late of the Borough of Girard,
County of Erie and State of
Pennsylvania
Executrix: Rosanne M. Joseph,
1007 Lakeside Drive, Edinboro,
PA 16412
Attorney: Grant M. Yochim, Esq.,
24 Main St. E., P.O. Box 87,
Girard, PA 16417

**SWARTWOOD, KATHY
MARLENE,
deceased**

Late of the City of Erie, County
of Erie, Commonwealth of
Pennsylvania
Co-Administratrices: Shelly
Swartwood-Cantor and Joni
Morrison, 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

**THOMPSON, RUSSELL R.,
deceased**

Late of the City of Erie, County
of Erie, Commonwealth of
Pennsylvania
Co-Executors: Frederick
Thompson and Kimberly
Incorvati, 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

**TULLIO, JOHN A.,
deceased**

Late of the Township of Millcreek
Executor: Norma P. Tullio
Attorney: Steven E. George, Esq.,
Shapira, Hutzelman and Smith,
305 West 6th Street, Erie, PA
16507

THIRD 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, CARLE.,
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

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