

Erie County Legal Journal

October 28, 2016

Vol. 99 No. 44



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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INDEX

NOTICE TO THE PROFESSION	4
BANKRUPTCY COURT	6
COURT OF COMMON PLEAS	
Change of Name Notices.....	7
Fictitious Name Notices	7
Incorporation Notice	7
Legal Notices.....	7
Sheriff Sales	11
ORPHANS' COURT	
Audit List.....	21
Estate Notices	24

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Erie County Bar Association

Calendar of Events and Seminars

TUESDAY, NOVEMBER 1, 2016

ECBA Live Lunch-n-Learn Seminar

Topics of Relevance for Estate Practitioners

Bayfront Convention Center

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

\$45 (ECBA member/non-attorney staff)

\$58 (nonmember) \$30 (member judge not needing CLE)

1 hour substantive

FRIDAY, NOVEMBER 4, 2016

Annual Admission Ceremonies

Court of Common Pleas - 11:00 a.m. - Courtroom H

Federal - 1:00 p.m.

WEDNESDAY, NOVEMBER 9, 2016

ECBA Live Lunch-n-Learn Seminar

Ethical, Practical and Technical Considerations

Important to the Practice of Law

Courtyard Marriott Hotel

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

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

\$87 (nonmember)

\$47 (member judge not needing CLE)

1.5 hours ethics

THURSDAY, NOVEMBER 10, 2016

ECBA Solo/Small Firms Division Meeting

Noon - ECBA Headquarters

THURSDAY, NOVEMBER 10, 2016

Young Lawyers Division Happy Hour with New
Admittees and the ECBA Board of Directors

4:30 - Voodoo Brewery

FRIDAY, NOVEMBER 11, 2016

Budget Committee Meeting

8:30 a.m. - ECBA Headquarters

MONDAY, NOVEMBER 14, 2016

Workers' Compensation Section Meeting

Noon - ECBA Headquarters

MONDAY, NOVEMBER 14, 2016

Bankruptcy Section Meeting

Noon - Calamari's

To view PBI seminars visit the events calendar
on the ECBA website

<http://www.eriebar.com/public-calendar>



Erie County Bar
Association



@eriepabar

2016 BOARD OF DIRECTORS

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NATIONAL FUEL

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National Fuel is currently seeking an Attorney for an outstanding career opportunity at our Erie, Pennsylvania location. The Attorney will have the autonomy and individual responsibility to support a number of functional business units across a variety of areas in the company.

The successful candidate must possess a Juris Doctor degree. An MBA degree or an undergraduate degree in business, engineering, accounting, economics or mathematics is preferred. A valid PA Bar License or eligibility to waive in or sit for the next scheduled bar exam is required. Up to five years of prior legal experience is desirable.

National Fuel offers a competitive salary and a comprehensive benefits package. Any candidate offered a position with National Fuel will be required to successfully complete a pre-employment drug test. For confidential consideration, please submit your resume, cover letter and academic transcripts by October 14, 2016 to jobs@natfuel.com. Please reference position #16-020PA in the subject line of your email.

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Oct. 28

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Citizens Bank is pleased to support
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**BANKRUPTCY
NOTICE OF SALE**

IN RE: GREATER ERIE
INDUSTRIAL DEVELOPMENT
CORPORATION

Bankruptcy Case No. 16-10389-TPA

Balance of the real property
comprising the former International
Paper Company site and also known
as: the Dunn Brick Yard consisting of
15.42 acres of commercial property
bearing Erie County Tax Index
Number (15) 021-014.0-100.00;
AND, the South Yard consisting of
21.44 acres of commercial property
bearing Erie County Tax Index
Number (14) 011-006.0-102.01; 14.3
acres of industrial property bearing
Erie County Tax Index Number
(14) 011-008.0-100.00, and 13.62
acres of industrial property bearing
Erie County Tax Index Number (14)
011-008.0-101.00; AND the North
Yard consisting of 0.3028 acres of
residential property bearing Erie
County Tax Index Number (14) 011-
002.0-502.00 -- the legal description
of all of said properties can be found
in Record Book 1277, page 942 in
the Erie County Recorder of Deeds.

Sale to be held: November 17, 2016,
at 2:00 p.m. at the U.S. Courthouse,
Bankruptcy Court, 17 South Park
Row, Erie, Pennsylvania 16501

Objections due: November 3, 2016

Initial Offer: \$763,350.00

Higher and better offers will be
considered at the hearing

AS IS; CASH OFFER; Inspection
Contingencies per Contract

Contact: Joseph B. Spero, Trustee,
3213 West 26th Street, Erie,
Pennsylvania 16506, Phone (814)
836-1011, sperolaw@neohio.twcbe.
com

For Information, description, and
photographs: [www.pawb.uscourts.
gov/easi.htm](http://www.pawb.uscourts.gov/easi.htm).

Oct. 28

CHANGE OF NAME NOTICE

In the Court of Common Pleas of Erie County, Pennsylvania
Docket No. 12842 - 2016
Notice is hereby given that a petition was filed in the above named Court, requesting an Order to change the name of Zoey Marie Arop to Zoey Marie Bowling.
The Court has fixed the 5th day of December, 2016 at 3:30 p.m. in Courtroom G, Room 222 of the Erie County Courthouse, 140 W. 6th St., Erie, PA 16501 as the time and place for the hearing on said petition, when and where all interested parties may appear and show cause, if any they have, why the prayer of the petitioner should not be granted.

Oct. 28

CHANGE OF NAME NOTICE

In the Court of Common Pleas of Erie County, Pennsylvania
Docket No. 12771 - 2016
Notice is hereby given that a petition was filed in the above named Court, requesting an Order to change the name of Shayna Lynnette Sandell to Shayna Lynnette Patoka.
The Court has fixed the 21st day of November, 2016 at 9:30 a.m. in Courtroom G, Room 222 of the Erie County Courthouse, 140 W. 6th St., Erie, PA 16501 as the time and place for the hearing on said petition, when and where all interested parties may appear and show cause, if any they have, why the prayer of the petitioner should not be granted.

Oct. 28

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

1. Fictitious Name: Test-It Labs
2. Address of the principal place of business, including street and number: 3071 Morehouse Road, Erie, PA 16509.

3. The real names and addresses, including street and number, of the persons who are parties to the registration: Jonathan R. Semchee, 3819 Cumberland Road, Erie, PA 16510 and Eric Gaiser, 3071 Morehouse Road, Erie, PA 16509.

4. An application for registration of a fictitious name under the Fictitious Names Act was filed on or about October 18, 2016 with the Pennsylvania Department of State.
Richard E. Filippi, Esquire
Richard E. Filippi & Associates, P.C.
504 State Street, Suite 200
Erie, PA 16501

Oct. 28

INCORPORATION NOTICE

Notice is hereby given that The National Divorce Custody & Child Support Institute, Inc. intends to file articles of incorporation with the Department of State of the Commonwealth of Pennsylvania, under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988.
Bryan L. Spry, Esq.
Talarico & Niebauer
510 Cranberry Street, Suite 301
Erie, PA 16507

Oct. 28

LEGAL NOTICE

IN THE COURT OF COMMON PLEAS OF ERIE COUNTY, PENNSYLVANIA

Virginia Nichols and Lawrence Nichols, her husband, Plaintiffs,
vs.

Jamare D. Stephens, Defendant
Civil Division
A.D. No. 2016-11360
TO: Jamare D. Stephens
Notice is hereby given that the above-captioned action has been commenced by a Writ of Summons. The Writ has been filed against you in the Court of Common Pleas of Erie County as a result of a motor vehicle accident that occurred on June 4, 2014, in Millcreek Township, Erie County, Pennsylvania.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court.

You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.
YOU SHOULD TAKE THIS 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:
Lawyer Referral
& Information Service
P.O. Box 1792
Erie, PA 16507
814.459.4411
Mon-Fri - 8:30 a.m. – Noon; 1:15 p.m. – 3:00 p.m.

Oct. 28

LEGAL NOTICE

IN THE COURT OF COMMON PLEAS OF ERIE COUNTY, PENNSYLVANIA
CIVIL ACTION-LAW
NO. 12463-16

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

PennyMac Holdings, LLC f/k/a PennyMac Mortgage Investment Trust Holdings I, LLC, Plaintiff vs. David Oakes, Solely in His Capacity as Heir of Ronny Oakes a/k/a Ronny Dean Oakes, Deceased, Wanda Oakes a/k/a Wanda Black a/k/a Wanda Kitelinger, Solely in Her Capacity as Heir of Ronny Oakes a/k/a Ronny Dean Oakes, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Ronny Oakes a/k/a Ronny Dean Oakes, Deceased, Defendants
TO: The Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title

or Interest From or Under Ronny Oakes a/k/a Ronny Dean Oakes, Deceased, Defendant(s), whose last known address is 3721 Zimmerly Road, Erie, PA 16506.

**COMPLAINT IN MORTGAGE
FORECLOSURE**

You are hereby notified that Plaintiff, PennyMac Holdings, LLC f/k/a PennyMac Mortgage Investment Trust Holdings I, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Erie County, Pennsylvania, docketed to NO. 12463-16, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 3721 Zimmerly Road, Erie, PA 16506, whereupon your property would be sold by the Sheriff of Erie County.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the notice above, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or 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 THE 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.**

Erie County Lawyer Referral

Service, Erie County Bar Assn.
302 W. 9th St., Erie, PA 16502,
814.459-4411
Jill Manuel-Coughlin, Amanda L. Rauer, Jolanta Pekalska, Harry B. Reese & Matthew J. McDonnell, Attys. for Plaintiff
Powers, Kim & Assoc., LLC
Eight Neshaminy Interplex, Ste. 215
Trevose, PA 19053
(215) 942-2090

Oct. 28

LEGAL NOTICE

**ATTENTION: BRANDON CLARK RICHARDSON
INVOLUNTARY TERMINATION OF PARENTAL RIGHTS
IN THE MATTER OF THE ADOPTION OF MINOR MALE CHILD N.H.E.R DOB: 01/09/2012
BORN TO: JESSICA MARIE STEINMILLER
45 IN ADOPTION 2016**

If you could be the parent of the above mentioned child, at the instance of Erie County Office of Children and Youth 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 Robert A. Sambrook, Jr., Court Room No. 217-I, City of Erie on December 15, 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 the Erie County Office of Children and Youth. A copy of these documents can be obtained by contacting the Erie County Office of Children and Youth at (814) 451-7740.

Your presence is required 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 children 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 the Office of Children and Youth at (814) 451-7726, or contact your adoption attorney, if you have one.

Oct. 28

LEGAL NOTICE

Notice is hereby given that any individuals, who have had weapons confiscated from January 1, 2012, through December 31, 2012, by Court Order from Protection from Abuse Order have thirty (30) days from the date of this publication to respond in person to take possession of their weapons.

The Sheriff will dispose of all unclaimed weapons after thirty (30) days of the date of said notice.

Sheriff John T Loomis

Oct. 28 and Nov. 4, 11

LEGAL NOTICE

**IN RE: ASSIGNMENT FOR THE BENEFIT OF CREDITORS OF:
CHIC WIGS, LLC., a Delaware corporation, Assignor,
To: TURNAROUND STRATEGIES,**

INC. PHILIP J. VON KAHLE,
Assignee.

CASE NO. 12783

NOTICE OF ASSIGNMENT

**FOR THE BENEFIT OF
CREDITORS**

**TO ALL CREDITORS AND
OTHER INTERESTED
PARTIES:**

PLEASE TAKE NOTICE THAT:

1. On September 29, 2016, a Petition was filed with the Delaware Chancery Court commencing an Assignment for the Benefit of Creditors Proceeding pursuant to 10 Del. C. § 7381, Delaware Statutes, made by **CHIC WIGS, LLC**, Assignor, with offices at 2711 Centerville Road, Suite 400, Wilmington, Delaware 19808 and 2180 Matheson Blvd., East, Unit 1, Mississauga, Ontario, Canada L4W 5E1, to Turnaround Strategies, Inc., a Florida corporation, with offices located c/o Michael Moecker & Associates, Assignee, whose address is 1883 Marina Mile Blvd., Suite 106, Fort Lauderdale, Florida 33315.

2. **YOU ARE HEREBY FURTHER NOTIFIED** that in order to receive a dividend in this proceeding, if one is available; you must file a **Proof of Claim** with the Assignee, Turnaround Strategies, Inc., whose address is 1883 Marina Mile Blvd., Suite 106, Fort Lauderdale, Florida 33315 on or before **January 27, 2017**.

Oct. 21, 28, and Nov. 4, 11

Ethical, Practical and Technical Considerations Important to the Practice of Law

Wednesday, November 9, 2016

New Courtyard Marriott Hotel
Registration/Lunch - 11:45 a.m.
Seminar - 12:15 p.m. - 1:45 p.m.

Cost: \$67 (ECBA member/non-attorney staff)
\$87 (nonmember)
\$47 (member judge not needing CLE)

CLE: 1.5 hours ethics credits



The Pennsylvania Rules of Professional Conduct indicate that in order to maintain professional competence "a lawyer should keep abreast of changes in the law and its practice, including the benefits and risks associated with relevant technology." Attend this seminar and learn about these related issues:

Streamlining Your Legal Practice with Virtual Office Technology

Representatives from Velocity Network will discuss the latest advances in technology that will help improve productivity in your Legal Practice. As workloads increase and client expectations for faster responses are more prevalent, Velocity will share what new technologies are available to expand your Virtual Office capabilities.

Learn how to:

- ✓ Work from anywhere
- ✓ Leverage the latest advances in Voice and Video Technologies to streamline communications
- ✓ Modernize your workflow for improved efficiency

Protecting Your Digital Assets – How to secure your client data before disaster strikes

With the use of digital documents on the rise, attorneys can be more productive and achieve faster results, but many firms and offices have not implemented the proper business continuity and security measures. Experts from Velocity Network will describe the current security threat landscape and discuss methods to prevent YOUR data from being lost or stolen.

Learn more about:

- ✓ The current security threat landscape
- ✓ How to properly implement a business continuity plan
- ✓ Ways to protect your data that will not break the bank
- ✓ Developing security 'best practices' to share with your clients

VNET

Velocity Network
An ECBA Business Partner

Velocity Network has been invited by the ECBA to provide this timely technology-related program. VNet will be provided 3 minutes before the seminar begins to tell you about their services and how they may be able to assist you with your technology needs. The seminar itself will be educational.

PRESENTERS



BRIAN MARSHALL
Director of Client Services



RYAN SALISBURY
Chief Virtual
Information Officer

MATT WIERTEL
Director of Sales and Marketing



An Amazon Echo will be raffled off to an ECBA member in attendance, compliments of Velocity Network!

Reservations due to the ECBA office no later than November 2, 2016

Cancellation Policy for ECBA Events/Seminars:

Cancellations received on or before the last reservation deadline will be fully refunded. Cancellations received after the deadline or non-attendance will not be refunded. If you register for an event without payment in advance and don't attend, it will be necessary for the ECBA to send you an invoice for the event.

Online!
REGISTRATION
Available at
www.eriebar.com

SHERIFF SALES

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

NOVEMBER 18, 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

Oct. 28 and Nov. 4, 11

SALE NO. 1

Ex. #10862 of 2015

NORTH WEST SAVINGS

BANK, Plaintiff,

v.

**ANTHONY J. STANCZAK and
GUY LEROY, Defendants**

LEGAL DESCRIPTION

ALL that CERTAIN piece or parcel of land situate in the City of Erie, County of Erie and State of Pennsylvania, and being Lot No. 21 of Block "M" of the Scenery Hills Subdivision No. 4, Part of Reserve Tract No. 72, Sixth Ward of the City of Erie, Pennsylvania, as more fully bounded and described in Erie County Map Book 5, Pages 289-90-91-92 in the Recorder of Deeds Office of Erie County, Pennsylvania,

to which reference is made.

This conveyance is made subject to the following restrictions:

1. That this property shall be used for residential purposes only, that no more than one-family residence shall be erected on said property and that no building shall be erected or used for business or industrial purposes; nor shall commercial signs of any description be erected—except that a physician or dentist may maintain an office in the his residence and indicate the same by the customary shingles and lettering.

2. That any garage or other outbuilding erected on this property shall conform in design and structure to the main structure erected on this property.

3. That any garage or other outbuilding constructed on this property shall be set back not less than fifty (50) feet from the front property line and on corner lots shall be not closer to the side street line than the dwelling now erected on the lot. Each corner lot is deemed to front on the street upon which it has the smallest dimension. This restriction shall not apply to garages and breezeways attached to the main structure.

4. That no fences or hedges exceeding three feet in height shall be erected and no material other than woven metal, white pickets or hedge shall be used as a fence.

5. That no nuisance shall be erected, placed or suffered to remain upon this property.

6. That no trailers shall be permitted to remain upon this property.

7. That no live poultry or livestock of any description shall be kept on this property.

BEING the same premises conveyed to Anthony J. Stanczak by Deed dated January 24, 2008 and recorded in the Office of the Recorder of Deeds in and for Erie County, Pennsylvania on January 24, 2008 at Record Book 1472, Page 1965 and being known as 4322 Allegheny Road, Erie, PA 16509 and bearing Parcel ID No. 19-061-076.0-302.00.

Title to said premises was conveyed to Guy Leroy by Tax Claim Deed dated September 25, 2015 by the Erie County Tax Claim Bureau pursuant

to upset tax sale in September of 2014. Said Deed was recorded September 25, 2015 in the Office of the Recorder of Deeds of Erie County Pennsylvania at Instrument No. 2015-021257.

KNOX McLAUGHLIN GORNALL & SENNETT, P.C.

Mark G. Claypool, Esquire

PA ID #63199

120 West Tenth Street

Erie, Pennsylvania 16501

(814) 459-2800

Oct. 28 and Nov. 4, 11

SALE NO. 2

Ex. #11342 of 2016

**JOHN W. WATERHOUSE and
MARY A. WATERHOUSE,**

Plaintiffs,

v.

MARK A. LINDSEY, Defendant

SHERIFF'S SALE

By virtue of a Writ of Execution filed at No. 2016-11342, John W. Waterhouse and Mary A. Waterhouse v. Mark A. Lindsey, owner of property situate in the Township of Harborscreek, Erie County, Pennsylvania being: 947 Walbridge Road, Erie, Pennsylvania.

.4591 acres

Assessment Map Number: (27) 9-73-9

Assessed Value Figure: \$52,120.00

Improvement Thereon: Residence

Kurt L. Sundberg, Esq.

Marsh Spaeder Baur Spaeder

& Schaaf, LLP

300 State Street, Suite 300

Erie, Pennsylvania 16507

(814) 456-5301

Oct. 28 and Nov. 4, 11

SALE NO. 3

Ex. #10426 of 2013

NORTHWEST SAVINGS

BANK, Plaintiff,

v.

**BRENDA L. MALMGREN,
Defendant**

SHERIFF'S SALE

By virtue of a Writ of Execution filed at No. 2013-10426, Northwest Savings Bank vs. Brenda L. Malmgren, owner of property situate in the Township of Harborscreek, Erie County, Pennsylvania being: 3417 Greenlawn Avenue, Erie, Pennsylvania.

Approx. .5103 acres
Assessment Map Number: (27)
56-190-1.01
Assessed Value Figure: \$90,600.00
Improvement Thereon: Residence
Kurt L. Sundberg, Esq.
Marsh Spaeder Baur Spaeder
& Schaaf, LLP
Suite 300, 300 State Street
Erie, Pennsylvania 16507
(814) 456-5301

Oct. 28 and Nov. 4, 11

SALE NO. 4

Ex. #10850 of 2016

**The Bank of New York Melon
F/K/A The Bank of New York
as successor in interest to JP
Morgan Chase Bank, N.A. as
Trustee for Nationstar Home
Equity Loan Trust 2006-B,
Plaintiff**

v.

**Bonnie Lynn Carter and Edward
Carter, Defendants**

SHERIFF'S SALE

By virtue of a Writ of Execution
filed to No. 10850-2016, The Bank
of New York Melon F/K/A The Bank
of New York as successor in interest
to JP Morgan Chase Bank, N.A. as
Trustee for Nationstar Home Equity
Loan Trust 2006-B vs. Bonnie Lynn
Carter and Edward Carter, owners of
property situated in Erie City, Erie
County, Pennsylvania being 1118
Wallace Street, Erie, PA 16503.

Assessment Map number: 152022102
Assessed Value figure: \$24,360.00
Improvement thereon: Residential
Dwelling

Robert W. Williams, Esquire

1 E. Stow Road

Marlton, NJ 08053

(856) 482-1400

Oct. 28 and Nov. 4, 11

SALE NO. 5

Ex. #12538 of 2012

**TD Bank, N.A., sbm Banknorth,
N.A. a/k/a People's Bank,
Plaintiff**

v.

**James D. Bowers and Laverne A.
Bowers, Defendants**

SHERIFF'S SALE

By virtue of a Writ of Execution filed
to No. 12538-12, TD Bank, N.A.,
sbm Banknorth, N.A. a/k/a People's
Bank, Plaintiff, vs. James D. Bowers

and Laverne A. Bowers, owner(s) of
property situated in Waterford, Erie
County, Pennsylvania being 15180
Holmes Road, Waterford.

11.178 acres

Assessment Map number:

30020086000905

Assessed Value figure: \$99,300.00

Improvement thereon: Double wide

Mobile Home

Duane Morris; Brett Messinger &
Ryan Gower

30 South 17th Street

Phila, PA 19102

215.979.7000

Oct. 28 and Nov. 4, 11

SALE NO. 6

Ex. #10270 of 2016

**PNC BANK, NATIONAL
ASSOCIATION, SUCCESSOR
IN INTEREST TO NATIONAL
CITY REAL ESTATE
SERVICES, LLC SUCCESSOR
BY MERGER TO NATIONAL
CITY MORTGAGE, INC.,
FORMERLY KNOWN AS
NATIONAL CITY MORTGAGE
CO., Plaintiff**

v.

**SALLY A. BELL
RANDY K. BELL, Defendants
DESCRIPTION**

Parcel 1

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
part of Lot No. 7 in the Forest Park
Subdivision of part of Reserve Tract
Nos. 2, 9 and 12, as shown upon a
map of said Subdivision made by
B. E. Briggs, Engineer and recorded
in the Office of the Recorder of
Deeds for Erie County aforesaid,
in Map Book No. 2, pages 405 and
406, and bounded and described as
follows: COMMENCING at a point
in the west line of Clifton Drive, one
hundred thirty-five (135) feet north
of the southeast corner of said Lot
No. 7 and at the northeast corner of
lot heretofore conveyed to Jesse D.
Hilliker, et ux; thence westwardly
parallel with the south line of said
Lot No. 7 and along the north line
of said Hilliker Lot, one hundred
forty (140) feet to a point; thence
northwardly parallel with the west

line of Clifton Drive, sixty (60) feet
to a point; thence eastwardly parallel
with the south line of Lot No. 7,
one hundred forty (140) feet to the
west line of Clifton Drive; thence
southwardly along the west line of
Clifton Drive, sixty (60) feet to the
place of beginning.

Parcel 2

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: COMMENCING at a point
in the west line of Clifton Drive,
one hundred ninety-five (195) feet
northwardly from the southeast
corner of Lot No. 7 of Forest Park
Subdivision of parts of Reserve Tract
Nos. 9 and 10 of Millcreek Township,
Erie County, Pennsylvania as
recorded in Erie County Map Book
No. 2 at pages 205 and 206; thence
westwardly on a line parallel with the
south line of Lot No. 7, one hundred
forty (140) feet to a point; thence
northwardly on a line parallel with
the west line of Clifton Drive, ten
(10) feet; thence eastwardly on a
line parallel with the south line of
Lot No. 7, one hundred forty (140)
feet to the west line of Clifton Drive;
and thence southwardly on the west
line of Clifton Drive, ten (10) feet
to the place of beginning. Having
erected thereon a one-story frame
house and garage more commonly
known as 706 Clifton Drive, Erie,
Pennsylvania. Bearing Erie County
Tax Index Number (33) 17-79-14.
Parcel # 33017079001400
PROPERTY ADDRESS: 706 Clifton
Drive Erie, PA 16505
KML Law Group, P.C.
Attorney for Plaintiff
Suite 5000 - BNY Independence
Center, 701 Market Street
Philadelphia, PA 19106
(215) 627-1322

Oct. 28 and Nov. 4, 11

SALE NO. 7

Ex. #11747 of 2016

**U.S. BANK, N.A., SUCCESSOR
TRUSTEE TO LASALLE BANK
NATIONAL ASSOCIATION, ON
BEHALF OF THE HOLDERS
OF BEAR STEARNS ASSET
BACKED SECURITIES I**

**TRUST 2005-HE7, ASSET
BACKED CERTIFICATES
SERIES 2005-HE7, Plaintiff**

v.

**MICHAEL P. CAMPBELL
TRACIE L. FINK, Defendants**

LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN WAYNE TOWNSHIP, ERIE COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A SET IRON PIPE ON THE WEST LINE OF THE ROAD COMMONLY CALLED THE KING ROAD AT THE NORTHEAST CORNER OF LAND NOW OF BERNARD WILSON SAID POINT OF BEGINNING BEING LOCATED TWENTY-FIVE (25) FEET WEST OF A POINT IN THE CENTER LINE OF THE SAID KING ROAD, WHICH POINT IS LOCATED NORTHERLY 2,640 FEET FROM U.S. ROUTE #6; THENCE FROM SAID BEGINNING POINT SOUTH SEVENTY-NINE DEGREES TWO MINUTES WEST (S 79 DEGREES 02 MINUTES WEST) SIX HUNDRED FEET (600) FEET TO A SET IRON PIPE; THENCE NORTH TWENTY-NINE DEGREES TWENTY-SEVEN MINUTES WEST (N 29 DEGREES 27 MINUTES WEST) FOUR HUNDRED FIFTY (450) FEET TO A SET IRON PIPE; THENCE NORTH SEVENTY-NINE DEGREES TWO MINUTES EAST (N 79 DEGREES 02 MINUTES EAST) SIX HUNDRED (600) FEET TO A SET IRON PIPE IN THE WEST LINE OF THE KING ROAD; THENCE ALONG THE WEST LINE OF THE KING ROAD SOUTH TWENTY-NINE DEGREES TWENTY-SEVEN MINUTES EAST (S 29 DEGREES 27 MINUTES EAST) FOUR HUNDRED FIFTY (450) FEET TO THE PLACE OF BEGINNING. CONTAINING IN ALL SIX AND ONE-TENTHS (6.1) ACRES OF LAND, BE THE SAME MORE OR LESS. BEING PARCELS #1 AND #3 OF THE EARLS SUBDIVISION #1 OF LAND IN WAYNE TOWNSHIP AS

RECORDED IN ERIE COUNTY MAP BOOK 9, PAGE 166 ON NOV. 8, 1974, ACCORDING TO A SURVEY PREPARED BY TERRY DARNOFALL, REGISTERED SURVEYOR, ON OCT. 7, 1974. SUBJECT TO RESERVATION OF RIGHT OF WAY ON A LOGGING ROAD AS IT NOW IS LOCATED WHICH ENTERS THE ABOVE DESCRIBED LAND FROM LAND RETAINED BY THE GRANTOR, WEST OF THE CREEK AND THEN DOUBLES AND CROSSES BACK INTO LAND RETAINED BY THE GRANTOR AT ABOUT THE INTERSECTION OF THE CREEK WITH THE BOUNDARY LINE OF LAND CONVEYED HEREIN AND LAND RETAINED BY THE GRANTOR.

NO HAZARDOUS WASTE, AS THE TERM "HAZARDOUS WASTE" IS DEFINED BY THE SOLID WASTE MANAGEMENT ACT, ACT 97 OF 1980, IS PRESENTLY BEING DISPOSED OF BY THE GRANTORS, NOR HAS SUCH HAZARDOUS WASTE EVER BEEN DISPOSED OF BY THE GRANTORS, OR TO THE GRANTORS ACTUAL KNOWLEDGE ON THE PREMISES HEREIN DESCRIBED. PARCEL ID NOS. (49) 20-44-18.07 AND (49) 20-44-18.08 PROPERTY ADDRESS: 18290 King Road, Corry, PA 16407 KML Law Group, P.C. Attorney for Plaintiff Suite 5000 - BNY Independence Center, 701 Market Street Philadelphia, PA 19106 (215) 627-1322

Oct. 28 and Nov. 4, 11

SALE NO. 8

Ex. #10227 of 2016

**LAKEVIEW LOAN
SERVICING, LLC, Plaintiff**

v.

**ASHLEY P. CLAYPOOLE,
Defendant**

DESCRIPTION

ALL that certain piece or parcel of land situate in the Borough of Girard, County of Erie and Commonwealth of Pennsylvania, being Lot A of the survey for the Estate of Helen V. Wegmiller as prepared by Robert

L. Rabell Surveying & Engineering dated March 13, 2003 and recorded in the Office of the Recorder of Deeds for Erie County, Pennsylvania as Map No. 2003-87 on April 22, 2003.

BEING more commonly known as 104 Randall Avenue, Girard, PA 16417, and being further designated as Erie County Tax ID# (23) 3-15-10. PROPERTY ADDRESS: 104 Randall Avenue, Girard, PA 16417 KML Law Group, P.C.

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

Oct. 28 and Nov. 4, 11

SALE NO. 9

Ex. #13233 of 2015

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

v.

**EILEEN A. COREY
HAROLD E. COREY, II a/k/a
HAROLD E. COREY, Defendant**

LEGAL DESCRIPTION

ALL that certain piece or parcel of land situate in the Tract 196, Harborcreek Township, Erie County, Pennsylvania, bounded and described as follows, to-wit:

Beginning at a point on the centerline of Davison Road (as a 50' right-of-way), said point being the southwest corner of land conveyed to James P. Sheridan, et ux by deed recorded in Erie County Deed Book 1626 at page 310 and as shown by a plan of the same as recorded in Erie County Map Book 29 at page 133; thence along the south line of the same N. 45 degrees 00 minutes 25 seconds E., passing over an iron survey point at 25.21 feet, a total distance of 398.48 feet to an iron survey point; Thence S. 33 degrees 31 minutes 15 seconds E., 303.58 feet to an iron survey point; Thence S. 45 degrees 00 minutes 25 seconds W., passing over an iron survey point at 274.29 feet, a total distance of 299.50 feet to point on the centerline of Davison Road; Thence along said centerline N. 52 degrees 23 minutes 10 seconds W., 300 feet to the place of beginning, containing 2.384 acres of land.

The above described property is Lot No. 2 of Survey for Harold Corey, prepared by James N. Helffrich, Registered Surveyor, recorded in Erie County Map Book 30, at Page 188. PROPERTY ADDRESS: 1865 Davison Road, Harbor Creek, PA 16421
PARCEL NUMBER(s): (27) 32-125-10.04
KML Law Group, P.C.
Attorney for Plaintiff
Suite 5000 - BNY Independence Center, 701 Market Street Philadelphia, PA 19106
(215) 627-1322

Oct. 28 and Nov. 4, 11

SALE NO. 10

Ex. #11262 of 2016
QUICKEN LOANS INC.,
Plaintiff

v.

MATTHEW DAUBENSPECK,
Solely in His Capacity as Heir of
LOUISE M. DAUBENSPECK
Deceased, Defendant
LEGAL DESCRIPTION

All that certain piece or parcel of land situate in the City of Erie, County of Erie and State of Pennsylvania, being the westerly sixteen and one-half (16.5) feet of Lot No. 39 and the easterly thirty-two and one-half (32.5) feet of Lot No. 40 in Block "Q" of the Bayview Subdivision, part of Tract 34 and 62 as per plot recorded in Erie County, Pennsylvania, Map Book #1 on pages 272 and 273. Having erected thereon a single family dwelling being commonly known as 1319 East 36 Street, Erie, Pennsylvania.
Being Parcel # 18052023021600
PROPERTY ADDRESS: 1319 East 36th Street, Erie, PA 16504
KML Law Group, P.C.
Attorney for Plaintiff
Suite 5000 - BNY Independence Center, 701 Market Street Philadelphia, PA 19106
(215) 627-1322

Oct. 28 and Nov. 4, 11

SALE NO. 11

Ex. #11591 of 2016
LAKEVIEW LOAN
SERVICING, LLC, Plaintiff

v.

DIANE FARRELL

BYRON MOFFETT, Defendants
LEGAL DESCRIPTION

All that certain parcel of land situated in the City of Erie, County of Erie, Commonwealth of Pennsylvania, being known as Lot 43-44, Block P, Andrews Land Company, more fully described in Book 1 page 374, more fully described in Deed Book 1126 page 1062, dated 04/19/2004, recorded 04/20/2004, Erie County Records
Tax ID: (18) 5054-127
PROPERTY ADDRESS: 3115 Perry Street, Erie, PA 16504
KML Law Group, P.C.
Attorney for Plaintiff
Suite 5000 - BNY Independence Center, 701 Market Street Philadelphia, PA 19106
(215) 627-1322

Oct. 28 and Nov. 4, 11

SALE NO. 12

Ex. #10788 of 2016
U.S. BANK, N.A. AS TRUSTEE
FOR MANUFACTURED
HOUSING CONTRACT
SENIOR/SUBORDINATE PASS-
THROUGH CERTIFICATE
TRUST 1998-6 BY DITECH
FINANCIAL LLC, Plaintiff

v.

ROSEMARY E. KEYES
JAMES R. KEYES, Defendants
LEGAL DESCRIPTION

ALL that certain parcel or piece of ground situate in the Township of Washington, County of Erie and Commonwealth of Pennsylvania, bounded and described as follows: BEING known as Lot #1 in the Swift Sub division as surveyed by Gary R. Wagner, recorded March 17, 1994, revised May 11, 1994 in Map Book Volume 1994, page 142. CONTAINING 4.18A acres more or less.
BEING known as Parcel I.D. # 45-019-0410-00710
PROPERTY ADDRESS: 6700 Route 6N Lot 1, Edinboro, PA 16412
KML Law Group, P.C.
Attorney for Plaintiff
Suite 5000 - BNY Independence Center, 701 Market Street Philadelphia, PA 19106
(215) 627-1322

Oct. 28 and Nov. 4, 11

SALE NO. 13

Ex. #11346 of 2016
WILMINGTON SAVINGS
FUND SOCIETY, FSB, D/B/A
CHRISTIANA TRUST, NOT IN
ITS INDIVIDUAL CAPACITY,
BUT SOLELY AS TRUSTEE
FOR RMAC TRUST, SERIES
2015-5T, Plaintiff

v.

DEBORAH LENT a/k/a
DEBORAH A. LENT, Defendant
LEGAL DESCRIPTION

ALL THAT PARCEL OF LAND IN TOWNSHIP OF MILLCREEK, ERIE COUNTY, STATE OF PENNSYLVANIA, AS MORE FULLY DESCRIBED IN DEED BOOK 451, PAGE 2007, ID# 33-73-298-25, BEING KNOWN AND DESIGNATED AS LOT 58, RIDGEFIELD SUBDIVISION, FILED IN PLAT BOOK 217, PAGE 598.
DEED FROM JOHN G. LENT AND DEBORAH A. VOLK, NOW BY REMARRIAGE, DEBORAH A. LENT, HIS WIFE AS SET FORTH IN DEED BOOK 451, PAGE 2007 DATED 07/11/1996 AND RECORDED 07/22/1996, ERIE COUNTY RECORDS, COMMONWEALTH OF PENNSYLVANIA.
Parcel Number 33073298002500
PROPERTY ADDRESS: 3115 Highland Road, Erie, PA 16506
KML Law Group, P.C.
Attorney for Plaintiff
Suite 5000 - BNY Independence Center, 701 Market Street Philadelphia, PA 19106
(215) 627-1322

Oct. 28 and Nov. 4, 11

SALE NO. 14

Ex. #11379 of 2016
PNC BANK, NATIONAL
ASSOCIATION, Plaintiff

v.

BRIAN M. ROBSON, Defendant
LEGAL DESCRIPTION

All that certain piece or parcel of land situate in the Township of Greenfield, County of Erie and Commonwealth of Pennsylvania, and being part of Tract 15, being more particularly bounded and described as follows, to-wit: Beginning at the southeast corner of the piece in the center line

of Storey Road, distance thereon North 00 Degrees, 26 Minutes West eight hundred forty and no hundredths (840.00) feet from its intersection with the center line of Station Road; thence North 00 Degrees, 26 Minutes West along the center line of Storey Road, a distance of two hundred and no hundredths (200.00) feet to a point; thence South 89 Degrees, 28 Minutes West passing over an iron survey point at a distance of twenty-five and no hundredths (25.00) feet, a total distance of eight hundred two and fifty hundredths (802.50) feet to a point; thence South 00 Degrees, 26 Minutes East, a distance of two hundred and no hundredths (200.00) feet to a point; thence North 89 Degrees, 28 Minutes East passing over an iron survey point at a distance of seven hundred seventy-seven and fifty hundredths (777.50) feet, a total distance of eight hundred two and fifty hundredths (802.50) feet to the centerline of Storey Road and the place of beginning, containing 3.684 acres of land therein.

Having erected thereon a dwelling more commonly known as 9104 Storey Road, North East, PA 16428; and bearing Erie County Tax Index No. (26) 8-23-16.04.

Parcel # 26008023001604

Being the same premises conveyed to Mortgage by Deed intended to be recorded simultaneously herewith. PROPERTY ADDRESS: 9104 Storey Road, North East, PA 16428 KML Law Group, P.C.

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

Oct. 28 and Nov. 4, 11

SALE NO. 15

Ex. #10463 of 2016
JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION,
Plaintiff

v.

JENNIFER SABETTI,
Defendant

LEGAL DESCRIPTION

All that certain piece or parcel of land situate in the City of Erie, County of Erie and Commonwealth of

Pennsylvania, bounded and described as follows, to-wit: Commencing at a point in the north line of Twenty Ninth (29th) Street two (2) feet east of the west line of Lot Number Thirty-Six of Block D of Andrews Land Company Subdivision of Reserve Tract No. 33; thence northerly parallel with the west line of said lot one hundred thirty-five (135) feet to a point; thence westerly parallel with 29th Street, thirty-three (33) feet to a point; thence southerly parallel with the west line of said Lot Number 36, one hundred thirty-five (135) feet to 29th Street; thence easterly along the north line of 29th Street, thirty-three (33) feet to the place of beginning, being the westerly two (2) feet of Lot Number 36 and the easterly thirty-one (31) feet of Lot Number 37 of Andrews Land Company Subdivision of Reserve Tract No. 33 as shown on Map recorded in Erie County Map Book 1, pages 374 and 375. Having erected thereon a one-family frame dwelling and garage, and being known as 950 East 29th Street, Erie, Pennsylvania. Bearing Erie County Tax Index No. (18)5053-243.

Parcel Number 18050053024300
PROPERTY ADDRESS: 950 East 29th Street, Erie, PA 16504
KML Law Group, P.C.

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

Oct. 28 and Nov. 4, 11

SALE NO. 16

Ex. #10397 of 2016
JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION,
Plaintiff

v.

LEE J. SMITH
ELIZABETH V. SMITH,
Defendants

LEGAL DESCRIPTION

ALL that certain piece or parcel of land situate in the Township of Springfield, County of Erie and Commonwealth of Pennsylvania, being Lot 2 of the Subdivision of Richard T. Krome as the same was recorded in the Office of the Erie County Recorder of Deeds

on September 6, 2000 as Erie County Map No. 2000-257 to which reference is made for a more complete legal descriptions.

Containing 1.09 net acres, more or less.

SAID premises are (further identified by Erie County Assessment Index No. (39) 8-29-3.05 and are commonly known as 12903 West Lake Road, East Springfield, Pennsylvania.

PROPERTY ADDRESS: 12903 West Lake Road, East Springfield, PA 16411

KML Law Group, P.C.

Attorney for Plaintiff

Suite 5000 - BNY Independence Center, 701 Market Street Philadelphia, PA 19106

(215) 627-1322

Oct. 28 and Nov. 4, 11

SALE NO. 17

Ex. #12913 of 2015
DITECH FINANCIAL LLC f/k/a
GREEN TREE SERVICING
LLC, Plaintiff

v.

Jeanna M. Taylor, Solely in Her
Capacity as Heir of Shirley J.
Taylor AKA Shirley Jean Taylor,
Deceased

Kenneth E. Taylor, Solely in His
Capacity as Heir of Shirley J.
Taylor AKA Shirley Jean Taylor,
Deceased

Unknown Heirs, Solely in His
Capacity as Heir of Shirley J.
Taylor AKA Shirley Jean Taylor,
Deceased, Defendants

LEGAL DESCRIPTION

ALL THAT CERTAIN lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the BOROUGH OF LAKE CITY, COUNTY OF ERIE and Commonwealth of PENNSYLVANIA, as follows: BOUNDED AND DESCRIBED as follows, to wit:

BEGINNING at the southwesterly corner of the piece at an iron survey point in the northerly line of Smith Street, distant thereon; North 64 degrees 13 minutes 50 seconds East, 175 feet from an iron survey point at its intersection with the produced centerline of Walnut Street, said point also being the southeasterly corner

of land now or formerly of Daniel Knorr, Deed Book 170 at page 349; thence along said land North 25 degrees 49 minutes 10 seconds West, one hundred forty-nine and ninety-five hundredths (149.95) feet to an iron survey point in the southerly line of land now or formerly of Pater and Emogene Yonschak; thence along said land North 64 degrees 17 minutes 10 seconds East, fifty (50) feet to an iron survey point at the northwesterly corner of land now or formerly of J.A. Davis, Deed Book 446 at page 92; thence along said land South 25 degrees 49 minutes 10 seconds West, passing over an iron survey point in the South side of a 24 feet Butternut Tree at a distance of 50.22 feet, one hundred forty-nine and ninety hundredths (149.90) feet to a lead survey point in a concrete monument in the northerly line of Smith Street; thence South 64 degrees 13 minutes 50 seconds West, along the northerly line of Smith Street, fifty (50) feet to the place of BEGINNING.

PARCEL ID# 28-10-4-38
PROPERTY ADDRESS: 10036 Smith Street, Lake City, PA 16423
KML Law Group, P.C.
Attorney for Plaintiff
Suite 5000 - BNY Independence Center, 701 Market Street Philadelphia, PA 19106
(215) 627-1322

Oct. 28 and Nov. 4, 11

SALE NO. 18

Ex. #10577 of 2016
QUICKEN LOANS INC.,
Plaintiff

v.

JEFFREY WILLIAMS,
Defendant

LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE in the Sixth Ward of the City of Erie, County of Erie and Commonwealth of Pennsylvania, bounded and described as follows, to-wit: BEGINNING in the South line of Twenty-fourth Street at a point four hundred twenty five (425) feet West of the intersection of the West line of Plum Street with the South line of Twenty-fourth Street; thence southwardly parallel with the West

line of Plum Street, one hundred thirty-five (135) feet to a point; thence westwardly thirty (30) feet to a point; thence northwardly parallel with the West line of Plum Street, one hundred thirty-five (135) feet to the South line of Twenty-fourth Street; and thence Eastwardly along the South line of Twenty-fourth Street, thirty (30) feet to the place of beginning. Having erected thereon a two story frame dwelling and known as 943 West 24th Street, Erie Pennsylvania 16502 and bearing Erie County Tax Index No. (19) 6028-219.

PROPERTY ADDRESS: 943 West 24th Street a/k/a 943 West Twenty-Fourth Street Erie, PA 16502

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

Oct. 28 and Nov. 4, 11

SALE NO. 19

Ex. #10791 of 2016
U.S. BANK NATIONAL
ASSOCIATION, AS TRUSTEE
FOR THE PENNSYLVANIA
HOUSING FINANCE AGENCY,
Plaintiff

v.

JAIME L. NAIL, Defendant
LEGAL DESCRIPTION

By virtue of a Writ of Execution No. 10791-16, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. JAIME L. NAIL
Real Estate: 1224 EAST 30TH STREET, ERIE, PA 16504
Municipality: City of Erie
Erie County, Pennsylvania
Dimensions: 30 x 140
See Deed Book 1598, Page 2174
Tax I.D. (18) 5045-118
Assessment: \$ 17,000. (Land)

\$52,400. (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

Oct. 28 and Nov. 4, 11

SALE NO. 20

Ex. #11911 of 2016
U.S. BANK NATIONAL
ASSOCIATION, AS TRUSTEE
FOR THE PENNSYLVANIA
HOUSING FINANCE AGENCY,
Plaintiff

v.

MOZELLA TICKNER
AND JOHN M. TICKNER,
Defendants

LEGAL DESCRIPTION

By virtue of a Writ of Execution No. 2016-11911, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. MOZELLA TICKNER AND JOHN M. TICKNER
Real Estate: 1157 WEST 31ST STREET, ERIE, PA
Municipality: Sixth Ward, City of Erie, Erie County, Pennsylvania
Dimensions: 35 X 135
See Deed Book 13647, page 855
Tax I.D. (19) 6219-117

Assessment: \$16,900 (Land)
\$68,830 (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

Oct. 28 and Nov. 4, 11

SALE NO. 21

Ex. #11653 of 2015
U. S. Bank National Association,
as Trustee, successor in interest
to Wachovia Bank, National
Association, as Trustee for
GSMPs Mortgage Loan Trust
2004-3, Plaintiff

v.

John H. Voltz; Alphonse E.
Wedzik, Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution file to No. 11653-15, U.S. Bank National Association, as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee for GSMPs Mortgage Loan Trust 2004-3 vs. John H. Voltz; Alphonse E. Wedzik, owner(s) of property situated in The City of Erie, County of Erie,

Commonwealth of Pennsylvania
being 1821 East 33rd Street, Erie,
PA 16510
0.1801

Assessment Map Number: 51
Assessed Value figure: \$76,880.00
Improvement thereon: Single Family
Dwelling
Kimberly J. Hong, Esquire
Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028
614-220-5611

Oct. 28 and Nov. 4, 11

SALE NO. 22

Ex. #11604 of 2016

**The Bank of New York
Mellon f/k/a The Bank of New
York successor in interest
to JPMorgan Chase Bank,
National Association, as Trustee
for GSAMP Trust 2004-SEA2,
Mortgage Pass-Through
Certificates, Series 2004-SEA2,
Plaintiff**

v.

**KEITH E. PETERSON
SHARON K. PETERSON,
Defendants**

DESCRIPTION

ALL THAT CERTAIN LOT OF
LAND SITUATE IN BOROUGH
OF UNION CITY, ERIE COUNTY,
PENNSYLVANIA:
BEING KNOWN AS 83 Waterford
St., Union City, PA 16438
PARCEL NUMBER: 42-1-1-9
IMPROVEMENTS: Residential
Property
\$77,550.00
J. Eric Kishbaugh, Esquire
PA ID 33078
UDREN LAW OFFICES, P.C.
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003-3620

Oct. 28 and Nov. 4, 11

SALE NO. 25

Ex. #13038 of 2015

**Wilmington Savings Fund
Society, FSB, D/B/A Christiana
Trust, Not Individually but as
Trustee, for Pretium Mortgage
Acquisition Trust, Plaintiff**

v.

**Scott A. Krebs, Defendant
SHERIFF'S SALE**

By virtue of a Writ of Execution

filed to No. 13038-15, Wilmington
Savings Fund Society, FSB, D/B/A
Christiana Trust, Not Individually
but as Trustee for Pretium Mortgage
Acquisition Trust vs. Scott A.
Krebs, owners of property situated
in Millcreek Township, Erie County,
Pennsylvania being 2906 Hampshire
Road, Erie, PA 16506
90X140; .2491 Acres
Assessment Map number: (33)70-
283-22
Assessed Value figure: \$ 128,600.00
Improvement thereon: Residential
Dwelling
Robert W. Williams, Esquire
1 E. Stow Road
Marlton, NJ 08053
(856) 482-1400

Oct. 28 and Nov. 4, 11

SALE NO. 26

Ex. #11352 of 2014

**U.S. Bank National Association,
as trustee for the holders of the
First Franklin Mortgage Loan
Trust 2006-FF10 Mortgage
Pass-Through Certificates, Series
2006-FF10, Plaintiff**

v.

**Debra L. Murphy, Defendant
SHERIFF'S SALE**

By virtue of a Writ of Execution
filed to No. 2014-11352, U.S. Bank
National Association, as trustee for
the holders of the First Franklin
Mortgage Loan Trust 2006-FF10
Mortgage Pass-Through Certificates,
Series 2006-FF10 vs. Debra L
Murphy, owners of property situated
in Millcreek Township, Erie County,
Pennsylvania being 1620 Clifford
Dr., Erie, PA 16506
110 X 210, 4821 Acres
Assessment Map number: 33-23-
127-16
Assessed Value figure: \$95,800.00
Improvement thereon: Residential
Dwelling
Robert W. Williams, Esquire
1 E. Stow Road
Marlton, NJ 08053
(856) 482-1400

Oct. 28 and Nov. 4, 11

SALE NO. 27

Ex. 11452 of 2016

**Deutsche Bank National Trust
Company, as Trustee for FFMLT**

**Trust 2005-FF2, Mortgage
Pass-Through Certificates, Series
2005-FF2 c/o Specialized Loan
Servicing, LLC, Plaintiff**

v.

**Denae M. Seelinger, Defendant
DESCRIPTION**

TO THE SHERIFF OF ERIE
COUNTY:
PROPERTY OF: Denae M. Seelinger
EXECUTION NO: 11452-16
JUDGMENT AMT: \$61,672.54
ALL the right, title, interest and claim
of: Michael A. Mannarino
Of in and to:
ADDRESS: 2625 Van Buren Avenue,
Erie, PA 16504
MUNICIPALITY: City of Erie
All that certain piece or parcel of
land situate in the City of Erie,
County of Erie and Commonwealth
of Pennsylvania
Tax ID: 18050056012200
Commonly known as 2625 Van
Buren Avenue, Erie, PA 16504
PARKER McCAY P.A.
Richard J. Nalbandian, III, Esquire
Attorney ID 312653
9000 Midlantic Drive, Suite 300
P.O. Box 5054
Mount Laurel, NJ 08054-1539
(856) 810-5815
Attorney for Plaintiff

Oct. 28 and Nov. 4, 11

SALE NO. 28

Ex. #10474 of 2016

**U.S. Bank National Association,
Plaintiff**

v.

**Theresa B. Fisher, Defendant
SHERIFF'S SALE**

By virtue of a Writ of Execution
filed to No. 10474-2016 U.S. Bank
National Association vs. Theresa
B. Fisher
Amount Due: \$51,317.56
Theresa B. Fisher, owner(s) of
property situated in ERIE CITY,
Erie County, Pennsylvania being
2620 Sassafra Street, Erie, PA
16508-1827
Dimensions: 27.41 x Irr.
Acreage: 0.0499
Assessment Map number:
19060053040300
Assessed Value: \$65,510.00
Improvement thereon: residential
Phelan Hallinan Diamond & Jones, LLP

One Penn Center at Suburban Station, Suite 1400
1617 John F. Kennedy Boulevard
Philadelphia, PA 19103-1814
(215) 563-7000

Oct. 28 and Nov. 4, 11

SALE NO. 29

Ex. #10736 of 2012
Government Loan Securitization Trust 2011-Fv1 (The Issuer) by Wells Fargo Bank N.A. (The Servicer), Solely in Its Capacity as Servicer, With Delegated Authority Under The Transaction Documents, Plaintiff

v.

Sharon A. Jeska a/k/a Sharon Hoke, Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 10736-2012, Government Loan Securitization Trust 2011-Fv1 (The Issuer) by Wells Fargo Bank N.A. (The Servicer), Solely in Its Capacity as Servicer, With Delegated Authority Under The Transaction Documents vs. Sharon A. Jeska a/k/a Sharon Hoke

Amount Due: \$88,051.07
Sharon A. Jeska a/k/a Sharon Hoke, owner(s) of property situated in TOWNSHIP OF CITY OF ERIE, Erie County, Pennsylvania being 4226 Longview Avenue, Erie, PA 16510-3538
Dimensions: 40 x 125
Acreage: 0.1119
Assessment Map number: 18052035060500
Assessed Value: 73,670
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

Oct. 28 and Nov. 4, 11

SALE NO. 30

Ex. #10714 of 2013
Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP, Plaintiff
v.
Jason R. Lloyd, Defendant

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 10714-13, Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP vs. Jason R. Lloyd
Amount Due: \$ 136,514.03
Jason R. Lloyd, owner(s) of property situated in WATERFORD BOROUGH, Erie County, Pennsylvania being 509 Cherry Street, Waterford, PA 16441-7815
Dimensions: 77.5 X 82.5
Acreage: 0.1486
Assessment Map number: 46006016001500
Assessed Value: 97,440.00
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

Oct. 28 and Nov. 4, 11

SALE NO. 31

Ex. #13321 of 2014
PHH Mortgage Corporation f/k/a Cendant Mortgage Corporation, Plaintiff
v.

Sherman G. Moore, Defendant

By virtue of a Writ of Execution filed to No. 2014-13321, PHH Mortgage Corporation f/k/a Cendant Mortgage Corporation vs. Sherman G. Moore
Amount Due: \$21,641.97
Sherman G. Moore, owner(s) of property situated in ERIE CITY, Erie County, Pennsylvania being 1247 East 21st Street, Erie, PA 16503-2503
Dimensions: 40x105
Acreage: 0.0964
Assessment Map number: 18051001011100
Assessed Value: \$34,270.00
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

Oct. 28 and Nov. 4, 11

SALE NO. 32

Ex. #11540 of 2016
Ditech Financial LLC f/k/a Green Tree Servicing LLC, Plaintiff
v.

Adarberto G. Rodriguez Tina L. Rodriguez, Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11540-16, Ditech Financial LLC f/k/a Green Tree Servicing LLC vs. Adarberto G. Rodriguez, Tina L. Rodriguez
Amount Due: \$55,048.01
Adarberto G. Rodriguez, Tina L. Rodriguez, owner(s) of property situated in ERIE CITY, Erie County, Pennsylvania being 611 East 6th Street, Erie, PA 16507-1729
Dimensions: 40 x 165
Acreage: 0.1515
Assessment Map number: 14010019021400
Assessed Value: 30,930
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

Oct. 28 and Nov. 4, 11

SALE NO. 33

Ex. #10746 of 2016
U.S. Bank National Association, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-NC3, Plaintiff
v.

Michael R. Shreve Lisa Jo Shreve a/k/a Lisa J. Shreve, Defendants
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 10746-16, U.S. Bank National Association, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-NC3 vs. Michael R. Shreve, Lisa Jo Shreve a/k/a Lisa J. Shreve
Amount Due: \$83,798.09
Michael R. Shreve, Lisa Jo Shreve a/k/a Lisa J. Shreve, owner(s) of property situated in WATERFORD

BOROUGH, Erie County, Pennsylvania being 421 Cherry Street, Waterford, PA 16441
 Dimensions: 77.5 x 155
 Acreage: 0.2775
 Assessment Map number: 46006027000200
 Assessed Value: 126,450
 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

Oct. 28 and Nov. 4, 11

SALE NO. 34

Ex. #11292 of 2016

**JAMES B. NUTTER &
 COMPANY, Plaintiff
 v.**

**GAIL NELSON, Defendant
 DESCRIPTION**

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF MILLCREEK, COUNTY OF ERIE, AND COMMONWEALTH OF PENNSYLVANIA.

BEING KNOWN AS: 4578 PINEVIEW COURT, ERIE, PA 16506

PARCEL #33062235005937

Improvements: Residential Dwelling
 Matthew J. McDonnell, Esquire
 ID No. 313549
 Powers Kirm & Associates, LLC
 Eight Neshaminy Interplex
 Suite 215
 Treviso, PA 19053
 (215) 942-2090

Oct. 28 and Nov. 4, 11

SALE NO. 35

Ex. #11091 of 2015

**LSF Master Participation Trust,
 Plaintiff**

v.

**Doreen R. McClure a/k/a
 Doreen R. Troutman, Defendant
 DESCRIPTION**

COMMONLY KNOWN AS: 4720 Perkins Street, Erie, Pennsylvania.
 BEING Erie County Tax Index No. 33-98-421-4

ALL THAT CERTAIN piece or parcel of land situate in the Township of Millcreek, County of Erie, and

State of Pennsylvania, and known as Lots Nos. 41 and 42, Block 19 NICHOLSON SUBDIVISION, now NICHOLSON HEIGHTS ADDITION, to the City of Erie, being part of Reserve Tract No. 346 and part of the South Gore Tract, as shown upon a Map of said Subdivision, recorded in Map Book No. 1, pages 416 and 417.
 HAVING erected thereon a dwelling known as 4720 Perkins Street, Erie, Pennsylvania.

Subject to all easements, restrictions, and rights of way of record and/or visible upon physical inspection.

Being the same premises in which Ricky A. McClure and Doreen R. McClure, by deed dated January 27, 1994 and recorded in the Office of Recorder of Deeds in and for the County of Erie, on March 7, 1994 at Book 0322 Page 0909, conveyed unto Doreen R. McClure.

Date: August 10, 2016

Richard M. Squire & Associates, LLC
 Richard M. Squire, Esq.

(PA I.D.# 04267)

115 West Avenue, Suite 104

Jenkintown, PA 19046

215-886-8790

Attorneys for Plaintiff

Oct. 28 and Nov. 4, 11

SALE NO. 36

Ex. #12826 of 2014

**Nationstar Mortgage, LLC,
 Plaintiff**

v.

**Theodore D. Hemstreet and
 Nicole Hemstreet, Defendant
 SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 12826-14

Nationstar Mortgage LLC vs. Theodore D. Hemstreet and Nicole Hemstreet, owner(s) of property situated in Millcreek Township, Erie County, Pennsylvania being 2919 Hemlock Drive, Erie, PA 16506
 0.4166

Assessment Map number: (33) 58-233-1.06

Assessed Value figure: \$103,330.00
 Improvement thereon: a residential dwelling

Sarah K. McCaffery, Esquire
 Shapira & DeNardo, LLC

Attorney for Movant/Applicant

3600 Horizon Drive, Suite 150
 King of Prussia, PA 19406
 (610) 278-6800

Oct. 28 and Nov. 4, 11

SALE NO. 37

Ex. #11638 of 2016

**Wells Fargo Bank, National
 Association, successor by merger
 to Wells Fargo Bank Minnesota,
 National Association, as Trustee
 f/k/a Norwest Bank Minnesota,
 National Association, as Trustee
 for Delta Funding Home Equity
 Loan Trust 1999-3 c/o Ocwen
 Loan Servicing, LLC, Plaintiff
 v.**

**Willie C. Carr, Sr. and Verdia L.
 Carr, Defendants**

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 Lot No. 28 in Burton and Spalding's extension of Liberty Street and Subdivision of Purpart No. 6, as recorded in Erie County Map Book 1, at Page 61; and having a frontage of forty (40) feet on Liberty Street, and a uniform depth of one hundred fifteen (115) feet. Having erected thereon a two-story single family residential dwelling being commonly known and municipally numbered as 2917 Liberty Street, Erie Pennsylvania.

Further bearing Erie County BEING the same premises which John D. Crowley and Elizabeth A. Shea, now by marriage Elizabeth A. Crowley, his wife, by Deed dated May 21, 1997 and recorded on May 22, 1997 in the office of the recorder of deeds in and for Erie County at Book 499 Page 1366 granted and conveyed unto Willie C. Carr, Sr. and Verdia L. Carr, his wife.

PROPERTY ADDRESS: 2917 Liberty Street, Erie, PA 16508
 PARCEL 19060042013200
 JESSICA N. MANIS, ESQUIRE
 STERN & EISENBERG, PC
 Attorney for Plaintiff
 1581 Main St, Suite 200
 The Shops at Valley Square
 Warrington, PA 18976
 (215) 572-8111

Oct. 28 and Nov. 4, 11

SALE NO. 38
Ex. #11682 of 2016

**Deutsche Bank National
Trust Company, as trustee for
Ameriquest Mortgage Securities,
Inc, Asset-Backed Pass Through
Certificates, Series 2004-FR1 c/o
Ocwen Loan Servicing, LLC,
Plaintiff**
v.

**Clara Marie Strong a/k/a Clara
Strong and Daniel D. Strong,
Defendants**

LEGAL DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the Township of McKean, County of Erie and Commonwealth of Pennsylvania, being part of tract no. 269 and being more particularly bounded and described as follows, to-wit:

BEGINNING at a railroad spike found in the center of Peffer Road South 26° w 30' 00" West a distance of 421.38 feet from a spike found at the intersection of the center line of Peffer Road, Neuburger Road and West Road, as presently laid out and located; thence south 63° 30' 00" east a distance of one hundred seventy and sixty-two hundredths (170.62) feet passing over an iron survey pin in the margin of Peffer Road to an iron survey pin at the southernmost corner of land now or formerly of William O. Wolfram; thence south 39° 00' 00" east a distance of two hundred seventy-eight and sixty-two hundredths (278.62) feet to an iron survey pin at the southernmost corner of land now or formerly of Lawrence J. Heynoski; thence north 51° 00' 00" east a distance of three hundred twelve and sixty-eight hundredths (312.68) feet to a set pk at the center of Neuburger Road; thence south 39° 00' 00" east along the center line of Neuburger Road a distance of six hundred sixty-four (664) feet to a spike; thence south 89° 45' 00" west a distance of thirteen hundred three and fifty-two hundredths (1303.52) feet passing over an iron survey pin in the margin of Neuburger Road and an iron pin in the margin of Peffer Road to a spike in the centerline of Peffer Road as presently laid out and located; thence north 28° 00' 00" east along the centerline of Peffer

Road a distance of two hundred twenty-nine (229) feet to a point in the centerline of Peffer Road; thence continuing along said centerline north 26° 30' 30" a distance of four hundred sixty-four and seventeen hundredths (464.17) feet to a railroad spike being the point and place of beginning, containing 10.010 acres of land exclusive of right of way and now being known as parcel no. (31) 11-50-10.01.

LESS AND EXCEPT

ALL THAT CERTAIN piece or parcel of land situate in the Township of McKean, County of Erie and State of Pennsylvania part of tract no. 269 and being more particularly bounded and described as follows, to-wit: BEGINNING at a railroad spike found in the center of Peffer Road, south 26° 30' 00" west a distance of 421.38 feet from a spike found at the intersection of the center line of Peffer Road, Neuburger Road and West Road, as presently laid out and located, thence south 63° (not legible) 30' 00" east a distance of one hundred seventy and sixty-two hundredths (170.62) feet passing over an iron survey pin in the margin at Peffer Road to an iron survey pin at the southernmost corner of land now or formerly of William O. Wolfram; thence south 39° 00' 00" east a distance of two hundred seventy-eight and sixty-two hundredths (278.62) feet to an iron survey pin at the southernmost corner of land owned now or formerly by Lawrence J. Heynoski; thence south 25° 02' 19" west a distance of three hundred fifty-six and twenty-seven hundredths (356.27) feet to an iron survey pin located on the northernmost boundary of land owned now or formerly by Paul G. Bacik, Jr., and Audrey Bacik, thence south 89° 45' 00" west, four hundred ninety-one and eighty-seven hundredths (491.87) feet passing over an iron survey pin in the margin of Peffer Road to a spike in the center line of Peffer Road as presently laid out and located; thence north 28° 00' 00" east along the centerline of Peffer Road a distance of two hundred twenty-nine (229) feet to an angle point in the center line of Peffer

Road; thence continuing along said center line north 26° 30' 00" east a distance of four hundred sixty-four and seventeen hundredths (464.17) feet to a railroad spike being the point and place of beginning.

CONTAINING 5.00 acres of land exclusive of right of way and currently being the west part of parcel number (31) 11-50-10.01, and now being known as tax index no. (31) 11-50-10.02 in McKean Township. A survey plot of said parcel of land identified as Lot "A" was recorded in the Office of the Recorder of Deeds on December 6, 2002 as Subdivision Map No. 2002-313.

BEING the same premises which Daniel D. Strong, Single, by Deed dated July 14, 2009 and recorded on October 30, 2009 in the office of the recorder of deeds in and for Erie County at Book 1600 Page 1289 granted and conveyed unto Daniel D. Strong and Ciara Marie Strong, husband and wife.

PROPERTY ADDRESS: 8470 Neuburger Road, Fairview, PA 16415
PARCEL 31011050001001
JESSICA N. MANIS, ESQUIRE
STERN & EISENBERG, PC
Attorney for Plaintiff
1581 Main St, Suite 200
The Shops at Valley Square
Warrington, PA 18976
(215) 572-8111

Oct. 28 and Nov. 4, 11

SALE NO. 39
Ex. #13178 of 2014
**LSF8 Master Participation Trust,
Plaintiff**

v.

**Belinda M. Dambacher, Known
Surviving heir of Robert L.
Dambacher, Deceased Mortgagor
and Real Owner, Ted R.
Dambacher, Known Surviving
Heir of Robert L. Dambacher,
Deceased Mortgagor and Real
Owner and Unknown Surviving
Heirs of Robert L. Dambacher,
Deceased Mortgagor and Real
Owner, Defendant**

DESCRIPTION

By virtue of a Writ of Execution filed to No. 13178-2014, LSF8 Master Participation Trust v. Belinda M. Dambacher, Known Surviving Heir

of Robert L. Dambacher, Deceased Mortgagor and Real Owner, Ted R. Dambacher, Known Surviving Heir of Robert L. Dambacher, Deceased Mortgagor and Real Owner, and Unknown Surviving Heirs of Robert L. Dambacher, Deceased Mortgagor and Real Owner, owners of property situated in the Township of Harborcreek, Erie County, Pennsylvania being 543 Baker Avenue, Erie, Pennsylvania 16511. Tax I.D. No. 27-005-086.0-006.01 and 27-005-086.0-0005.01

Assessment: \$117,614.41
Improvements: Residential Dwelling McCabe, Weisberg and Conway, P.C. 123 South Broad Street, Suite 1400 Philadelphia, PA 19109
215-790-1010

Oct. 28 and Nov. 4, 11

SALE NO. 40

Ex. #10826 of 2016

**LSF8 Master Participation Trust,
Plaintiff**

v.

**Mary Lynn E. Ganska and
Richard P. Ganska, Defendants
DESCRIPTION**

By virtue of a Writ of Execution filed to No. 10826-16, LSF8 Master Participation Trust v. Mary Lynn E. Ganska and Richard P. Ganska, owners of property situated in the Township of Harborcreek, Erie County, Pennsylvania being 94 Carters Beach, Erie, Pennsylvania 16511. Tax ID. No. 27-020-008.0-067.00 Assessment: \$ 200,028.88
Improvements: Residential Dwelling McCabe, Weisberg and Conway, P.C. 123 South Broad Street, Suite 1400 Philadelphia, PA 19109
215-790-1010

Oct. 28 and Nov. 4, 11

SALE NO. 41

Ex. #11322 of 2016

**The Huntington National Bank,
Plaintiff**

v.

**Diana J. Gonzalez and Tony R.
Gonzalez, Defendants
DESCRIPTION**

By virtue of a Writ of Execution filed to No. 11235-16, The Huntington Bank v. Diana J. Gonzalez and

Tony R. Gonzalez, owners of property situated in the City of Erie, Erie County, Pennsylvania being 108 Hess Avenue, Erie, Pennsylvania 16507.

Tax I.D. NO. 14010045021100

Assessment: \$45,619.57

Improvements: Residential Dwelling McCabe, Weisberg and Conway, P.C. 123 South Broad Street, Suite 1400 Philadelphia, PA 19109

215-790-1010

Oct. 28 and Nov. 4, 11

SALE NO. 42

Ex. #11235 of 2016

**Federal National Mortgage
Association ("Fannie Mae"),
a Corporation organized and
existing under the laws of the
United States of America,
Plaintiff**

v.

**Thomas R. Kelley, Known
Surviving Heir of Richard A.
Kelley and Unknown Surviving
Heirs of Richard A. Kelley,
Defendant
DESCRIPTION**

Federal National Mortgage Association ("Fannie Mae"), a Corporation organized and existing under the laws of the United States of America v. Thomas R. Kelley, Known Surviving Heir of Richard A. Kelley and Unknown Surviving Heirs of Richard A. Kelley, owners of property situated in the Township of Borough of Edinboro, Erie County, Pennsylvania being 238 Walnut Street, Edinboro, Pennsylvania 16412.

Tax I.D. No. 11-001-006.0-002.00

Assessment: \$63,124.80

Improvements: Residential Dwelling McCabe, Weisberg and Conway, P.C. 123 South Broad Street, Suite 1400 Philadelphia, PA 19109

215-790-1010

Oct. 28 and Nov. 4, 11

SALE NO. 43

Ex. #11234 of 2016

**Federal National Mortgage
Association ("Fannie Mae"),
a Corporation organized and
existing under the laws of the
United States of America,
Plaintiff**

v.

**Jon Parker a/k/a Jon M. Parker
and Crystal Parker a/k/a
Crystal A. Parker, Defendant
DESCRIPTION**

By virtue of a Writ of Execution filed to No. 11234-16, Federal National Mortgage Association ("Fannie Mae"), a Corporation organized and existing under the laws of the United States of America v. Jon Parker a/k/a Jon M. Parker and Crystal Parker a/k/a Crystal A. Parker, owners of property situated in the Township of East Springfield, Erie County, Pennsylvania being 11884 Main Street, East Springfield, Pennsylvania 16411.

Tax I.D. No. 39 041 012.0 014.00

Assessment: \$55,377.17

Improvements: Residential Dwelling McCabe, Weisberg and Conway, P.C. 123 South Broad Street, Suite 1400 Philadelphia, PA 19109

215-790-1010

Oct. 28 and Nov. 4, 11

SALE NO. 44

Ex. #13329 of 2014

**The Huntington National Bank,
Plaintiff**

v.

**Gabriela Sanchez, Defendant
DESCRIPTION**

By virtue of a Writ of Execution filed to No. 13329-14 The Huntington National Bank v. Gabriela Sanchez, owners of property situated in the Township of Millcreek, Erie County, Pennsylvania being 5902 Mill St, Erie, Pennsylvania 16509.

Tax I.D. No. 33163619011008

Assessment: \$ 125,582.97

Improvements: Residential Dwelling McCabe, Weisberg and Conway, P.C. 123 South Broad Street, Suite 1400 Philadelphia, PA 19109

215-790-1010

Oct. 28 and Nov. 4, 11

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 **October 12, 2016** and confirmed Nisi.

November 23, 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>
274.	Joan M. Fellows a/k/a Joan Mary Fellows	William J. Schaaf Administrator C.T.A.	James E. Marsh Jr., Esquire
275.	Robert J. Tullio.....	Robert A. Tullio, Executor	Gary H. Nash, Esquire
276.	Mary Ann Spiegel.....	James B. Spiegel, Executor	Charbel G. Latouf, Esquire
277.	Charles M. Hill Jr.	John L. Hill, Executor	Beverly A. Gazza, Esquire

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

Oct. 21, 28

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Certified Fraud Examiner

Joseph P. Maloney, CPA, CFE, CFF

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

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ESTATE NOTICES

Notice is hereby given that in the estates of the decedents set forth below the Register of Wills has granted letters, testamentary or of administration, to the persons named. All persons having claims or demands against said estates are requested to make known the same and all persons indebted to said estates are requested to make payment without delay to the executors or their attorneys named below.

FIRST PUBLICATION

**BASIL, ANGELINA,
deceased**

Late of the Township of Lawrence Park, County of Erie and Commonwealth of Pennsylvania
Executrix: Joseph Tripodi, c/o 504 State Street, 3rd Floor, Erie, PA 16501
Attorney: Michael J. Nies, Esquire, 504 State Street, 3rd Floor, Erie, PA 16501

**BATKIEWICZ, ADELLA M.,
a/k/a DELLA BATKIEWICZ,
deceased**

Late of the City of Lawrence Park, County of Erie and Commonwealth of Pennsylvania
Executrix: Barbara Vahey, c/o 504 State Street, 3rd Floor, Erie, PA 16501
Attorney: Michael J. Nies, Esquire, 504 State Street, 3rd Floor, Erie, PA 16501

**DZESKEWICZ, MARY,
deceased**

Late of the City of Erie, County of Erie, State of Pennsylvania
Executrix: Sally Romanishin
Attorney: Barbara J. Welton, Esquire, 2530 Village Common Dr., Suite B, Erie, PA 16505

**FRATALIA, M. VIRGINIA, a/k/a
VIRGINIA M. FRATALIA, a/k/a
MARY VIRGINIA FRATALIA,
a/k/a VIRGINIA FRATALIA,
deceased**

Late of Conneaut Township, Erie County, Pennsylvania
Executrix: Patti Ann Fratalia, 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

**KRAUS, CHARLOTTE L.,
deceased**

Late of City of Erie, Erie County, Commonwealth of Pennsylvania
Executrix: Barbara J. Olsen, c/o Jeffrey D. Scibetta, Esquire, 120 West Tenth Street, Erie, PA 16501
Attorney: Jeffrey D. Scibetta, Esquire, Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**LOOMIS, BILLIE B.,
deceased**

Late of Fairview Township, Erie County, Pennsylvania
Executrix: Joanne R. Loomis, c/o Frances A. McCormick, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501
Attorney: Frances A. McCormick, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**PETERSON, JUDITH A.,
deceased**

Late of Fairview Township, County of Erie
Executor: Eric R. Peterson, 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

**PICARDO, MICHAEL S.,
deceased**

Late of the City of Erie
Executrix: Lisa T. Rizzo, c/o 731 French Street, Erie, PA 16501
Attorney: Angelo P. Arduini, Esquire, ARDUINI, JEWELL AND KARN, 731 French Street, Erie, PA 16501

**VOLLMER, DONALD JOHN,
a/k/a DONALD J. VOLLMER,
deceased**

Late of the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania
Executor: Gilbert L. Vollmer
Attorney: David J. Rhodes, Esquire, ELDERKIN LAW FIRM, 150 East 8th Street, Erie, PA 16501

SECOND PUBLICATION

**CALLAHAN, ROBERT L., JR.,
a/k/a ROBERT L. CALLAHAN
a/k/a ROBERT LEE CALLAHAN,
JR.,
deceased**

Late of the Township of Summit, County of Erie, State of Pennsylvania
Executor: Jeffrey L. Callahan, 1881 Townhall Road West, Erie, PA 16509
Attorney: Grant M. Yochim, Esq., 24 Main St. E., P.O. Box 87, Girard, PA 16417

**DeNARDO, MARIAN E., a/k/a
MARIAN EDITH DeNARDO,
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Executrix: Anita DiVecchio-Bissonnette, c/o Kurt L. Sundberg, Esq., Suite 300, 300 State Street, Erie, PA 16507
Attorney: MARSH, SPAEDER, BAUR, SPAEDER & SCHAAF, LLP., Suite 300, 300 State Street, Erie, PA 16507

**FIORETTI, SANTO G.,
deceased**

Late of Greene Township, Erie County, Commonwealth of Pennsylvania

Executrix: Assunta E. Stadler, 1212 Mission Drive, Erie, PA 16509

Attorney: None

**GRAEB, HELENE,
deceased**

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

Executrix: Andrea R. Quinn, 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

**LOCKHART, MABEL A.,
deceased**

Late of the Borough of Waterford, County of Erie, Commonwealth of Pennsylvania

Executrix: Debby Mead, c/o Paul J. Carney, Jr., Esq., 224 Maple Avenue, Corry, PA 16407

Attorney: Paul J. Carney, Jr., Esq., 224 Maple Avenue, Corry, PA 16407

**RILEY, STEVEN E.,
deceased**

Late of the City of Erie, Erie, Pennsylvania

Executor: Steven E. Riley, Jr., Esq., Conner Riley Friedman & Weichler, 17 West Tenth Street, Erie, PA 16501

Attorney: McNICKLE & BONNER, LLP, 209 West Pine Street, Grove City, PA 16127-1595

**SALHOFF, RONALD R.,
deceased**

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

Executor: Brent Salhoff, 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

**STEAR, MICHAEL G.,
deceased**

Late of North East Borough, Erie County, North East, Pennsylvania

Administrator: Robert J. Jeffery, 33 East Main Street, North East, Pennsylvania 16428

Attorney: ORTON & JEFFREY, P.C., 33 East Main Street, North East, Pennsylvania 16428

**ZIMMER, CLAUDIA J., a/k/a
CLAUDIA JEANNE ZIMMER,
deceased**

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

Co-Administrators: Robert E. Smith, Jr. and David J. Rhodes

Attorney: Thomas J. Minarcik, Esquire, ELDERKIN LAW FIRM, 150 East 8th Street, Erie, PA 16501

THIRD PUBLICATION

**BIEBEL, WILLIAM E., a/k/a
MSGR. WILLIAM E. BIEBEL,
deceased**

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

Executor: Michael T. Gaines, 3135 Morning Sun Court, Erie, PA 16506-5903

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

**BUFFINGTON, JOHN C.,
deceased**

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

Executrix: Kathryn R. Buffington, 3618 Lancaster Road, Erie, PA 16506

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

**HILL, KENNETH,
deceased**

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

Administratrix: Darlene M. Vlahos, 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

**HORVATH, HELEN A.,
deceased**

Late of Millcreek, County of Erie and Commonwealth of Pennsylvania

Co-Executors: Sandra E. Post, Richard J. Horvath, Jean M. Cannell, c/o Zanita Zacks-Gabriel, Esq., 402 West 6th Street, Erie, PA 16507

Attorney: Zanita Zacks-Gabriel, Esq., 402 West 6th Street, Erie, PA 16507

**JACKSON, RITA R.,
deceased**

Late of Erie County, Pennsylvania

Co-Executors: David H. Jackson, and Paul Scott Jackson, c/o Stephen H. Hutzelman, Esq., 305 W. 6th Street, Erie, PA 16507

Attorney: Stephen H. Hutzelman, Esq., 305 W. 6th Street, Erie, PA 16507

**JOHNSON, WILLIAM E.,
deceased**

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

Administratrix: Marsha Johnson, c/o Quinn Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd. Erie, PA 16506
Attorney: Melissa L. Larese, Esq., Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506

**KALINOWSKI, TEVIN A., a/k/a
TEVIN ADAM KALINOWSKI,
deceased**

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

Administratrix: Ann Kalinowski, 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

**PALERMO, MICHAEL J.,
deceased**

Late of Millcreek Township, Erie County, Pennsylvania

Executrix: Amy Palermo
Attorney: Charbel G. Latouf, Esquire, Latouf Law Firm, 246 West 10th Street, Erie, PA 16501

**REDINGER, HAROLD F., JR.,
deceased**

Late of Millcreek Township, Erie County, Commonwealth of Pennsylvania

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

**ROPELEWSKI, JEROME J.,
deceased**

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

Executor: Mark J. Swanseger, 2085 Berkshire Lane, Erie, PA 16509-1762
Attorneys: MacDonald, Illig, Jones & Britton LLP, 100 State Street, Suite 700, Erie, Pennsylvania 16507-1459

**SHIOLENO, LEWIS J., SR.,
deceased**

Late of the Township of North East, Erie County, Pennsylvania

Executor: Charles A. Shioleño, c/o Raymond A. Pagliari, Esq., 510 Cranberry St., Suite 301, Erie, Pennsylvania 16507
Attorney: Raymond A. Pagliari, Esq., 510 Cranberry St., Suite 301, Erie, Pennsylvania 16507

TRUST NOTICE

Notice is hereby given of the administration of the Estate and Trust set forth below. All persons having claims or demands against the decedent are requested to make known the same and all persons indebted to said Decedent or Trust are required to make payment without delay to the Executor, Trustee or Attorney named below:

**FREEMAN, RICHARD C.,
deceased**

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

Executor: Robert L. Freeman
Trust: The Freeman Family Revocable Trust
Trustee: Robert L. Freeman c/o 3213 West 26th Street, Erie, PA 16506
Attorney: Joseph B. Spero, Esquire, 3213 West 26th Street, Erie, Pennsylvania 16506

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