

Erie County Legal Journal

Vol. 99 No. 46

November 11, 2016



Erie County Legal Journal

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

Managing Editor: Michael Yonko
Administrator of Publications: Paula J. Gregory

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

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

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Erie County Bar Association

Calendar of Events and Seminars

MONDAY, NOVEMBER 14, 2016

Workers' Compensation Section Meeting
Noon - ECBA Headquarters

MONDAY, NOVEMBER 14, 2016

Bankruptcy Section Meeting
Noon - Calamari's

THURSDAY, NOVEMBER 17, 2016

Criminal Defense Section Meeting
4:00 p.m. - ECBA Headquarters

MONDAY, NOVEMBER 21, 2016

ECBA Board of Directors Meeting
Noon - ECBA Headquarters

THURSDAY, NOVEMBER 24

FRIDAY, NOVEMBER 25

ECBA Office Closed

THURSDAY, DECEMBER 1, 2016

ECBA Annual Membership Meeting & CLE

Lake Shore Country Club

Avoiding Malpractice Seminar

4:00 - 5:00 p.m. (1 hour ethics)

\$45 (ECBA member) \$58 (nonmember)

\$30 (member judge not needing CLE)

followed by

Social "Hour" 5:00 - 5:30 p.m.

Business Meeting - 5:30 - 6:30 p.m.

Cocktail Party - 6:30 - 7:30 p.m.

TUESDAY, DECEMBER 6, 2016

Family Law Section Meeting
Judge Sambroak's Courtroom
11:30 a.m. - 12:30 p.m.

WEDNESDAY, DECEMBER 7, 2016

Bridge the Gap

ECBA Headquarters

1:00 - 5:00 p.m.

Free to new admittees

THURSDAY, DECEMBER 8, 2016

Annual Senior Lawyers Holiday Lunch
Noon - The Erie Club
\$20/member

THURSDAY, DECEMBER 15, 2016

Criminal Defense Section Meeting
Noon - ECBA Headquarters

FRIDAY, DECEMBER 16, 2016

Holiday Party

Kahkwa Club

7:00 p.m.

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

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



Erie County Bar
Association



@eriepabar

2016 BOARD OF DIRECTORS

Melissa H. Shirey, President

Craig Murphey, First Vice President

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Richard A. Lanzillo, Past President

Valerie H. Kuntz, Treasurer

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Nicholas R. Pagliari

Mary Alfieri Richmond

Gary V. Skiba

Matthew B. Wachter

Mark T. Wassell



12 ❄️ 1 ❄️ 16

ERIE COUNTY BAR ASSOCIATION

Annual Membership Meeting & Cocktail Party *Plus a valuable CLE Program*

Lake Shore Country Club

3:45 p.m. - Registration

4:00 - 5:00 p.m. - Seminar: *Avoiding Malpractice*, 1 Hour Ethics CLE

\$45 (ECBA members) \$58 (nonmembers) \$30 (member judge not needing CLE)

Speakers:

- Amy J. Coco, Esq., Weinheimer, Haber, and Coco, PC
- Susan E. Etter, Esq., PBA County Bar Services Director

With the Pennsylvania Bar Association Insurance Program, advised and administered by USI Affinity, you have the ability to gain valuable malpractice avoidance information and earn up to a 7.5% discount on your malpractice insurance. The Malpractice Avoidance Seminar, sponsored by the Pennsylvania Bar Association Insurance Program and the Pennsylvania Bar Institute, has been approved by the Pennsylvania Continuing Legal Education Board for one (1) hour of ethics, professionalism, or substance abuse CLE credit. The 7.5% discount will be pro-rated based on the number of attorneys in the firm who attend the seminar. The discount does not apply to part-time policies.

5:00 - 5:30 p.m. - Social "Hour" / Open Bar

5:30 - 6:30 p.m. - Membership Business Meeting

- Pledge of Allegiance/National Anthem
- Moment of silence, remembering members who passed away in 2016
- Approval of the Minutes of the last membership meeting
- Report of the Treasurer (Valerie Kuntz)
- Proposed 2017 Budget (John Lauer)
- Nominating Committee Report (Richard Lanzillo)
- Report of the President (Melissa Shirey)
- Presentation of Recognition Awards
- PBA Pro Bono Award to Gary V. Skiba
- 50-Year Awards:
 - Andy Conner
 - Joe Messina
 - Gary Shapira
 - Ed Wittmann
- Departing Board Members: Tina Fryling, Val Kuntz, Rich Lanzillo, Judge Mead, Gary Skiba and Mark Wassell
- Introduction of Craig Murphey, 2017 President

6:30 - 7:30 p.m. - Member Appreciation Cocktail Party

***Reservations due to the ECBA office by Wednesday, November 23
Register online at www.eriebar.com***

BANKRUPTCY NOTICE

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

IN RE: JAMES A. CRIPE,
Debtor

BANKRUPTCY NO. 15-10070-TPA
CHAPTER NO. 11

ADV. PRO. NO. 16-1051-TPA
JAMES A. CRIPE, Plaintiff

v.

ADELE CAREY-CRIPE,
Defendant

NOTICE OF NONEVIDENTIARY
HEARING ON COMPLAINT

FOR PRIVATE SALE OF
CO-OWNED REAL
PROPERTY FREE AND
DIVESTED OF LIENS

James A. Cripe, the debtor in this
bankruptcy matter, seeks an order
to sell 3.5 acres of land at 1400
River Road, Conewango Township,
Warren County, Pennsylvania, for
\$89,000.00. The hearing shall
take place on December 1, 2016,
at 11:30 a.m. before Judge Agresti
in the Bankruptcy Court Room,
U.S. Courthouse, 17 South Park
Row, Erie, PA 16501. The Court
will entertain higher offers at the
hearing. The gross sale price must be
paid promptly at the closing for this
sale. Examination of the property or
further information can be obtained
by contacting debtor's attorney.

Gary V. Skiba, Esq.
345 West 6th Street
Erie, PA 16507
814/454-6345
Attorney for Debtor

Nov. 11



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- Life Insurance
- Disability Insurance



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ARTICLE OF AMENDMENT
 NOTICE IS HEREBY GIVEN that Articles of Amendment to the Articles of Incorporation of WEST LAKE FIRE DEPARTMENT a non-profit corporation, with its registered office located at 3762 West Lake Road, Erie PA 16505 have been filed under the provisions of the Business Corporation Law of the Commonwealth of Pennsylvania, approved December 21, 1988 (P.L. 1444, No. 177) as amended.

The nature and character of the amendment is to amend the purpose clause of the corporation so as to qualify as a tax-exempt organization under Section 501(c)(3) of the Internal Revenue Code of 1954 or corresponding provisions of any subsequent federal tax law. The Articles of Amendment were filed on October 14, 2016 with the Department of State. Robert L. White, Esquire
 1118 Saddlebrook Drive
 Bensalem, PA 29030

Nov. 11

CHANGE OF NAME NOTICE

In the Court of Common Pleas of Erie County, Pennsylvania
 Docket No. 12851- 16
 Notice is hereby given that a petition was filed in the above named Court, requesting an Order to change the name of Braylon Joseph Gnacinski to Braylon Joseph DelFreo. The Court has fixed the 6th 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.

Nov. 11

LEGAL NOTICE

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

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

GARY LOUIS KOWALSKI, in
 his capacity as Heir of MARY M.
 KOWALSKI, Deceased
 UNKNOWN HEIRS,
 SUCCESSORS, ASSIGNS, AND
 ALL PERSONS, FIRMS, OR
 ASSOCIATIONS CLAIMING
 RIGHT, TITLE OR INTEREST
 FROM OR UNDER

MARY M. KOWALSKI,
 DECEASED, Defendants
 COURT OF COMMON PLEAS
 CIVIL DIVISION
 ERIE COUNTY
 No. 12142-16

NOTICE

To UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARY M. KOWALSKI, DECEASED and GARY LOUIS KOWALSKI, in his capacity as Heir of MARY M. KOWALSKI, Deceased

You are hereby notified that on August 11, 2016, Plaintiff, WELLS FARGO BANK, N.A., 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. 12142-16. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 5450 GARDNER DRIVE, ERIE, PA 16509-3019 whereupon your property would be sold by the Sheriff of ERIE County.

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

NOTICE

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

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

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

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

Nov. 11

LEGAL NOTICE

NOTICE OF SHERIFF'S SALE IN THE COURT OF COMMON PLEAS OF ERIE COUNTY, PENNSYLVANIA
 NO. 10193-16

WILMINGTON TRUST,
 NATIONAL ASSOCIATION, NOT
 IN ITS INDIVIDUAL CAPACITY,
 BUT SOLELY AS TRUSTEE
 FOR VM TRUST SERIES 3,
 A DELAWARE STATUTORY
 TRUST

Vs.

MARY ANN E. LINGERMANN,
 DECEASED

NOTICE TO: WILLIAM H. LINGERMANN, IN HIS CAPACITY AS HEIR OF MARY ANN E. LINGERMANN, DECEASED
NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Being Premises: 1839 WEST 51ST STREET, ERIE, PA 16509-1721
 Being in MILLCREEK TOWNSHIP, County of ERIE, Commonwealth of Pennsylvania, 33121549000401
 Improvements consist of residential property.

Sold as the property of MARY ANN E. LINGERMANN, DECEASED
 Your house (real estate) at 1839 WEST 51ST STREET, ERIE,

PA 16509-1721 is scheduled to be sold at the Sheriff's Sale on 11/18/2016 at 10:00 AM, at the ERIE County Courthouse, 140 west 6th Street, Room 18, Erie, PA 16501-1077, to enforce the Court Judgment of \$136,062.48 obtained by, WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR VM TRUST SERIES 3, A DELAWARE STATUTORY TRUST (the mortgagee), against the above premises.
 PHELAN HALLINAN DIAMOND & JONES, LLP
 Attorney for Plaintiff

Nov. 11

LEGAL NOTICE

NORTHWEST SAVINGS BANK,
 Plaintiff

vs.

AMBER MARIE WELSH,
 Defendant(s)

IN THE COURT OF COMMON
 PLEAS OF ERIE COUNTY,
 PENNSYLVANIA
 CIVIL ACTION LAW
 NO. 12113-2016

NOTICE

TO: AMBER MARIE WELSH
 YOU ARE HEREBY NOTIFIED that, Plaintiff, Northwest Savings Bank, filed a Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Erie County, at Docket No. 12113-2016, wherein Plaintiff seeks to obtain a Judgment against you in the amount of \$14,349.18, plus interest at the Note rate of interest until paid in full, plus late charges, attorneys' fees and costs of suit, and for such other relief as is necessary

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.

Lawyer Referral &
 Information Service

P.O. Box 1792, Erie, PA 16507
 814/459-4411

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.

KNOX McLAUGHLIN GORNALL & SENNETT, P.C.

Mark G. Claypool, Esquire
 PA ID No. 63199

120 West Tenth Street
 Erie, Pennsylvania 16501

Telephone: 814-459-2800

Fax: 814-453-4530

Attorneys for Plaintiff, Northwest Savings Bank

Nov. 11

LEGAL NOTICE

ATTENTION: UNKNOWN BIOLOGICAL FATHER INVOLUNTARY TERMINATION OF PARENTAL RIGHTS

IN THE MATTER OF THE ADOPTION OF MINOR FEMALE CHILD N.A.K. DOB: 06/17/2015 BORN TO: TOSHA NICOLE KITELINGER

83 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 Joseph M. Walsh, III, Court Room No. 208-B, City of Erie on December 13, 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.

Nov. 11

LEGAL NOTICE

NOTICE OF TERMINATION OF
PARENTAL RIGHTS
IN THE COURT OF COMMON
PLEAS OF LANCASTER
COUNTY, PENNSYLVANIA
ORPHANS' COURT DIVISION
No. 2015-1472

IN RE: E'MANI KING JONES

NOTICE

TO: JAMAL S. JONES

NOTICE IS HEREBY GIVEN that
Holly S. Filius, Esquire has presented
to the Orphans' Court Division,
Court of Common Pleas of Lancaster
County, PA, a Petition for termination
of any rights you have or might
have concerning the child known
as E'MANI KING JONES, born on
August 21, 2014. The Court has set
a hearing to consider ending your
rights to your child. That hearing
will be held in Courtroom No. 6,
Lancaster County Courthouse, 50
North Duke Street, Lancaster, PA,
on December 1, 2016 at 10:20 a.m.
prevailing time. You are warned
that even if you fail to appear at the
scheduled hearing, this 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.**

Lancaster Bar Association
Lawyer Referral Services
28 east Orange Street
Lancaster, PA 17602
(717)393-0737

NOTICE REQUIRED BY ACT 101
OF 2010-23 Pa.C.S. §§2731-2742

You are hereby informed 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 with your
child following an adoption. For
information contact:

Holly S. Filius, Esquire
Russell, Krafft & Gruber, LLP

930 Red Rose Court, Suite 300
Lancaster, PA 17601
(717)293-9293

Nov. 4, 11

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.**

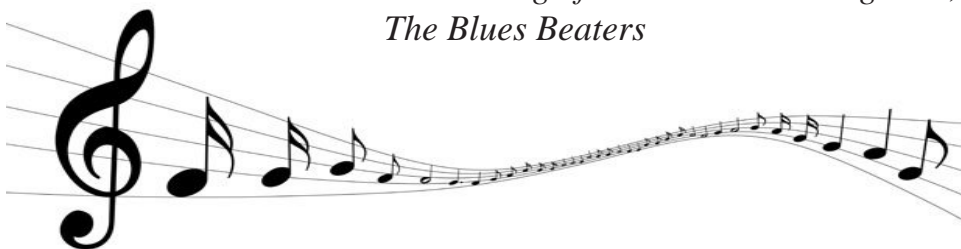
Oct. 21, 28, and Nov. 4, 11



Holiday Party

Friday, December 16, 2016
Kahkwa Club - 7:00 p.m.

*An Evening of Jazz with musical guests,
The Blues Beaters*



*This jazz-themed holiday party also includes:
dinner stations, open bar, martini bar
and an after-dinner cocktail ice luge!*

Members in practice seven or fewer years
\$98/couple, \$49/single

Members in practice over seven years
\$198/couple, \$99 single

Black tie optional

Reservations due to the ECBA by Friday, December 9.

Checks payable to the ECBA or reserve online 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 Harborcreek, 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. 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. 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 Mortgagor 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. 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
 Trevoise, PA 19053
 (215) 942-2090
 Oct. 28 and Nov. 4, 11

SALE NO. 35

Ex. #11091 of 2015
LSF8 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 Verdial 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 Verdial 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
Ameriquet 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 Clara 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 Mortgage
and Real Owner, Ted R.**

**Dambacher, Known Surviving
Heir of Robert L. Dambacher,
Deceased Mortgage 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 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

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Oct. 28 and Nov. 4, 11

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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

**BARON, ROSE V.,
deceased**

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

**BLACK, CHRISTOPHER S.,
deceased**

Late of the City of Erie, Erie County, Pennsylvania
Administratrix: Tracy J. Black, c/o Adam E. Barnett, Esq., 234 West 6th Street, Erie, PA 16507
Attorney: Adam E. Barnett, Esq., Bernard Stuczynski & Barnett, 234 West 6th Street, Erie, PA 16507

**HEATH, CARLTON D.,
deceased**

Late of City of Erie
Executor: Edward D. Heath, c/o Attorney Terrence P. Cavanaugh, P.O. Box 3243, Erie, PA 16508
Attorney: Terrence P. Cavanaugh, Esq., P.O. Box 3243, Erie, PA 16508

**MOOK, IDA MAY,
deceased**

Late of Harborcreek Township
Executor: Richard H. Mook, c/o Attorney Terrence P. Cavanaugh, P.O. Box 3243, Erie, PA 16508
Attorney: Terrence P. Cavanaugh, P.O. Box 3243, Erie, PA 16508

**PITONYAK, RICHARD J.,
deceased**

Late of the Township of Girard, County of Erie, and Commonwealth of Pennsylvania
Executrix: Mary Alys Pitonyak, 9040 West Lake Road, Lake City, PA 16423-2102
Attorney: MacDonald, Illig, Jones & Britton LLP, 100 State Street, Suite 700, Erie, Pennsylvania 16507-1459

**RESKE, FLORENCE A.,
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Administrator: Michael B. Reske, 5596 Northview Drive, Erie, PA 16511-1549
Attorney: MacDonald, Illig, Jones & Britton LLP, 100 State Street, Suite 700, Erie, Pennsylvania 16507-1459

**STANLEY, MARY REBECCA,
deceased**

Late of Harborcreek Township, Erie County, Pennsylvania
Executors: Rebecca J. Martin and George E. Stanley, c/o Robert J. Jeffery, Esq., 33 East Main Street, North East, Pennsylvania 16428
Attorney: Robert J. Jeffery, Esq., Orton and Jeffery, P.C., 33 East Main Street, North East, Pennsylvania 16428

**THOMAS, CHARLES, a/k/a
CHARLES D. THOMAS,
deceased**

Late of the City of Erie, County of Erie, and Commonwealth of Pennsylvania
Executor: David E. Thomas, c/o Norman A. Stark, Esq., Suite 300, 300 State Street, Erie, PA 16507
Attorney: Norman A. Stark, Esq., MARSH, SPAEDER, BAUR, SPAEDER & SCHAAF, LLP., Suite 300, 300 State Street, Erie, PA 16507

**THORNE, BARBARA ANN,
deceased**

Late of the City of Corry, County of Erie, Commonwealth of Pennsylvania
Executrix: Jennifer Thorne, 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

SECOND PUBLICATION

**CARLSON, JOHN GILBERT,
a/k/a J. GILBERT CARLSON,
deceased**

Late of Erie, Erie County, Pennsylvania
Executrix: Linda Widdowson, c/o Jeffrey A. Misko, Esquire, P.O. Box 9542, Erie, Pennsylvania 16505-8542
Attorney: Jeffrey A. Misko, Esquire, P.O. Box 9542, Erie, Pennsylvania 16505-8542

**DeMARCO, GERALDINE M.,
deceased**

Late of the City of Erie
Co-Executors: Mary Karen DeMarco, 3104 Greengarden Blvd., Erie, PA 16508 and Kerry J. DeMarco, 1525 W. 42nd St., Erie, PA 16509
Attorney: Michael A. Fetzner, Esquire, Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**FARGO, COURTNEY E.,
deceased**

Late of the City of Corry, County of Erie, and Commonwealth of Pennsylvania
Co-Executors: Kristen L. Andrus, 110 Whitney Run Road, Corry, PA 16407 and Lisa F. Nichols, 155 Doe Drive N., Ruckersville, VA 22968
Attorney: None

**FORTSCH, LEO C.,
deceased**

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

Executrix: Jane F. Fortsch 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

**GARCIA, JOSE V.,
deceased**

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

Administrator: Joseph V.
Lawrence; c/o Attorney Patrick
Kelley, 2503 West 26th St., Erie,
PA 16506
Attorney: Patrick Kelley, Esq.,
2503 West 26th St., Erie, PA 16506

**HAILWOOD, KELVIN
MATTHEW,
deceased**

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

Administrator: Russell Hailwood,
c/o, 504 State Street, Suite 300,
Erie, PA 16501
Attorney: Alan Natalie, Esquire,
504 State Street, Suite 300, Erie,
PA 16501

**KENNERKNECHT, EDWARD J.,
deceased**

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

Executrix: Rita A. Kennerknecht,
4215 Sassafrafs Street, Erie, PA
16508
Attorney: John E. Gomolchak,
Esq., 3854 Walker Blvd., Erie,
PA 16509

**MACHINSKI, ALFRED,
deceased**

Late of the Borough of Girard, Erie
County, Pennsylvania

Executrix: Sandra L. Kulich, c/o
Bruce W. Bernard, Esq., 234 West
6th Street, Erie, PA 16507
Attorney: Bruce W. Bernard, Esq.,
Bernard Stuczynski & Barnett, 234
West 6th Street, Erie, PA 16507

**MALLETTE, DARWIN P., a/k/a
DARWIN MALLETTE, a/k/a
DARWIN PAUL MALLETTE,
deceased**

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

Executrix: Kristie L. Mallette,
11766 Middle Road, PO Box 109,
Girard, PA 16417
Attorney: Grant M. Yochim, Esq.,
24 Main St. E., P.O. Box 87,
Girard, PA 16417

**PIER, DARLENE R.,
deceased**

Late of Venango Township

Executor: Dale L. Pier Sr., 9431
Brown Avenue, Wattsburg, PA
16442
Attorney: None

**ROGERS, AMELIA C., a/k/a
AMELIA CHUTAS ROGERS,
a/k/a AMELIA ROGERS,
deceased**

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

Executrix: Carol L. Stark, 5475
Stone Run Drive, Fairview, PA
16415
Attorney: James R. Steadman,
Esq., 24 Main St. E., P.O. Box 87,
Girard, PA 16417

**SANDSTROM, NORMAN R.,
deceased**

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

Executrix: Margaret Burton, 830
West Arlington Road, Erie, PA
16509
Attorneys: MacDonald, Illig, Jones
& Britton LLP, 100 State Street,
Suite 700, Erie, Pennsylvania
16507-1459

**STOLTZ, JOHN H. II,
deceased**

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

Executors: Cathleen A. Boyce, c/o
504 State Street, Suite 200, Erie
PA 16501
Attorney: Richard E. Filippi,
Esquire, 504 State Street, Suite
200, Erie, PA 16501

**ZBOCH, BERNETTE B.,
deceased**

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

Executrix: Diane M. Zboch, c/o
Yochim, Skiba & Nash, 345 West
6th Street, Erie, PA 16507
Attorney: Gary V. Skiba, Esq.,
Yochim, Skiba & Nash, 345 West
6th Street, Erie, PA 16507

THIRD PUBLICATION**BASIL, ANGELINA,
deceased**

Late of the Township of Lawrence
Park, County of Erie and
Commonwealth of Pennsylvania
Executor: 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

CHANGES IN CONTACT INFORMATION OF ECBA MEMBERS

VALERIE H. KUNTZ.....814-456-5318
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Erie, PA 16507 vkuntz@tmgattys.com

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