

*Erie
County
Legal
Journal*

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December 30, 2016



99 ERIE

Erie County Legal Journal

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

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

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Erie County Bar Association Calendar of Events and Seminars

MONDAY, JANUARY 2, 2017
ECBA Office Closed



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



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BANKRUPTCY NOTICE

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 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: January 18, 2017, at 11:30 a.m. at the U.S. Courthouse, Bankruptcy Court, 17 South Park Row, Erie, Pennsylvania 16501

Objections due: January 9, 2017

Initial Offer: \$800,000.00

Higher and better offers will be considered at the hearing

AS IS; CASH OFFER; Inspection and Title Contingencies per Contract
 Contact: Joseph B. Spero, Trustee, 3213 West 26th Street, Erie, Pennsylvania 16506, Phone (814) 836-1011, sperolaw@neohio.twcbc.com

For Information, description, and photographs: www.pawb.uscourts.gov/easi.htm.

Dec. 30



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Erie, PA 16506
814/833-8545

113 Meadville St.
Edinboro, PA 16412
814/734-3787



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DISSOLUTION NOTICE

Notice is hereby given that Sumpro Investments, Inc., a Pennsylvania business corporation with a registered office at 521 Seminole Drive, Erie, Pennsylvania, 16505, is in the process of winding up and dissolving its business pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988, as amended. Any claims should be sent to MacDonald Illig Jones & Britton LLP, Attn: Jenna Bickford, Esquire, 100 State Street, Suite 700, Erie, PA 16507.

Dec. 30

FICTITIOUS NAME NOTICE

Pursuant to Act 295 of December 16, 1982 notice is hereby given of the intention to file with the Secretary of the Commonwealth of Pennsylvania a "Certificate of Carrying On or Conducting Business under an Assumed or Fictitious Name." Said Certificate contains the following information:

FICTITIOUS NAME NOTICE

Notice is hereby given pursuant to Section 311(g) of the Fictitious Name Act as follows:

1. The Fictitious name is: U Pick 6 Pubs, Restaurants & Bottle Shops.
2. The principal place of business to be carried on under the fictitious name is: 1913 West 8th Street, Erie, Pennsylvania 16505
3. The name and address of the party to the registration is: U Manage Holding Company, 1913 West 8th Street, Erie, PA 16505
4. An application for registration of the above fictitious name was filed with the Pennsylvania Department of State under the Fictitious Name Act on December 9, 2016.
Kurt L. Sundberg, Esquire
Marsh Spaeder Baur Spaeder & Schaaf, LLP
300 State Street, Suite 300
Erie, PA 16507
(814) 456-5301

Dec. 30

INCORPORATION NOTICE

Notice is hereby given that Articles of Incorporation for Edinboro Counseling & Psychological Services, Inc. were filed with the Department of State, Commonwealth of Pennsylvania on December 12, 2016. The Corporation is organized under the Business Corporation Law of 1988 for the sale, service and training of drones and other activities allowed by law.

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

Dec. 30

INCORPORATION NOTICE

NOTICE is hereby given that Lowville Investments, Inc. has been incorporated under the provisions of the Business Corporation Law of 1988, as amended.

James R. Steadman, Esquire
Steadman Law Office, P.C.
24 Main Street East
P.O. Box 87
Girard, PA 16417

Dec. 30

INCORPORATION NOTICE

NOTICE is hereby given that Stop-Flo Valves, Inc. has been incorporated under the provisions of the Business Corporation Law of 1988, as amended.

James R. Steadman, Esquire
Steadman Law Office, P.C.
24 Main Street East
P.O. Box 87
Girard, PA 16417

Dec. 30

ORGANIZATION NOTICE

Notice is hereby given that Epiphany's Emporium, LLC has been organized under the provisions of the Pennsylvania Limited Liability Company Law of 1994, as amended.
Paul J. Carney, Jr., Esq.
Carney and Ruth Law Office
224 Maple Avenue
Corry, PA 16407

Dec. 30

ORGANIZATION NOTICE

Notice is hereby given that Villa Maria 2 GP Corp has been incorporated under the provisions of the Business Corporation Law of 1988 and has filed Articles of Incorporation with the Pennsylvania Department of State.

Dec. 30

LEGAL NOTICE

MARQUETTE SAVINGS BANK,
Plaintiff
v.

RYAN M. HOLDEN, Defendant
IN THE COURT OF COMMON PLEAS OF ERIE COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2016-12648

RYAN M. HOLDEN SHOULD TAKE NOTICE that Marquette Savings Bank has filed a Complaint in Mortgage Foreclosure against him concerning the property commonly known as 1159 West 27th Street, Erie, Pennsylvania 16508.

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 judgment may be entered against you by the court 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.

Lawyers Referral
& Information Service
P.O. Box 1792

Erie, PA 16507
(814) 459-4411

Marsh Spaeder Baur Spaeder
& Schaaf, LLP
Eugene C. Sundberg, Jr., Esquire
Attorney for Plaintiff
300 State Street, Suite 300
Erie, Pennsylvania 16507
(814) 456-5301

Dec. 30

LEGAL NOTICE

ATTENTION: TIFFANY MARIE LEACH
INVOLUNTARY TERMINATION OF PARENTAL RIGHTS
IN THE MATTER OF THE ADOPTION OF MINOR FEMALE CHILD M.L. DOB: 12/08/2015
98 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. B-208, City of Erie on February 17, 2017 at 9:30 a.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.

Dec. 30

LEGAL NOTICE

MARSHAL'S SALE: By virtue of a Writ of Execution issued out of the United States District Court for the Western District of Pennsylvania and to me directed, I shall expose to public sale the real property located at 4980 South Washington Street, North East, PA 16428 being more fully described at Erie County Instrument Number 2013-026457. SAID SALE to be held at the Erie County Courthouse, Room 209, 140 West 6th Street, Erie, PA 16501 at 10:00 a.m. prevailing, standard time, on January 9, 2017.

All that certain tract of land, together with the buildings, and improvements erected thereon described as Tax Map No. 7023103002200 in Erie County, Pennsylvania. Seized and taken in execution as the property of Nathan L. Abbott and Nicole R. Abbott at the suit of the United States of America, acting through the Under Secretary of Rural Development, on behalf of Rural Housing Service, United States

Department of Agriculture, to be sold on Writ of Execution as Civil Action No. 1:16-CV-00067.

TERMS OF SALE: Successful bidder will pay ten percent (10%) by certified check or money order upon the property being struck down to such bidder, and the remainder of the bid within thirty (30) days from the date of the sale and in the event the bidder cannot pay the remainder, the property will be resold and all monies paid in at the original sale will be applied to any deficiency in the price at which the property is resold. The successful bidder must send payment of the balance of the bid directly to the U.S. Marshal's Office c/o Sheila Blessing, 700 Grant Street, Suite 2360, Pittsburgh, PA 15219. Bidder must have deposit funds immediately available and on his person in order to bid, bidder will not be permitted to leave the sale and return with deposit funds. Notice is hereby given that a Schedule of Distribution will be filed by me on the thirtieth day after the date of sale, and that distribution will be made in accordance with the Schedule unless exemptions are filed thereto within ten (10) days thereafter. Purchaser must furnish State Realty Transfer Tax Stamps, and stamps required by the local taxing authority. Marshal's costs, fees and commissions are to be borne by seller. Steve Frank, United States Marshal. For additional information, please contact Cathy Diederich at 314-457-5514 or the USDA foreclosure website at www.resales.usda.gov.

Dec. 16, 23, 30, 2016
and Jan. 6, 2017

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

**JANUARY 20, 2017
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
Dec. 30, 2016 and Jan. 6, 13, 2017

SALE NO. 1

**Ex. #12431 of 2016
AARON J. LUNDBERG and
KELLY K. LUNDBERG,
Plaintiffs**

v.

**DINO E. BLANCAS and
MARINA BLANCAS,
Defendants**

DESCRIPTION

By virtue of a Writ of Execution filed to No. 12431-2016 Aaron J. Lundberg and Kelly K. Lundberg vs. Dino E. Blancas and Marina Blancas

Aaron J. Lundberg and Kelly K. Lundberg, owners of property situated in City of Erie, Erie County, Pennsylvania being 147 East 33rd Street, Erie, Pennsylvania 16504

0.1366 acres
Assessment Map Number: (18)
5353-109
Assessed Value Figure: \$88,430.00
Improvement Thereon: Two Story Brick Dwelling
Nicholas R. Pagliari
Pa. Supreme Court ID No. 87877
MacDONALD, ILLIG, JONES & BRITTON LLP
100 State Street, Suite 700
Erie, Pennsylvania 16507-1459
(814) 870-7754
Attorneys for Plaintiffs
Dec. 30, 2016 and Jan. 6, 13, 2017

SALE NO. 2

**Ex. #12145 of 2016
MARQUETTE SAVINGS
BANK, Plaintiff**

v.

**DANIEL P. MARNEN,
Defendant**

SHERIFF'S SALE

By virtue of a Writ of Execution filed at No. 2016-12145, Marquette Savings Bank vs. Daniel P. Marnen, owner of property situate in the City of Erie, Erie County, Pennsylvania being: 602 Virginia Avenue, Erie, Pennsylvania.

60' x 112' x 60' x 112'
Assessment Map Number: (17)
4123-307
Assessed Value Figure: \$133,350.00
Improvement Thereon: Residence
Eugene C. Sundberg, Jr., Esq.
Marsh Spaeder Baur Spaeder & Schaaf, LLP

300 State Street, Suite 300
Erie, Pennsylvania 16507
(814) 456-5301
Dec. 30, 2016 and Jan. 6, 13, 2017

SALE NO. 3

**Ex. #10051 of 2016
NORTHWEST SAVINGS
BANK, Plaintiff**

v.

**VERLA M. WADDING and
KENWIN, LLC, Defendants**

SHERIFF'S SALE

By virtue of a Writ of Execution filed at No. 2016-10051, Northwest Savings Bank vs. Verla M. Wadding and Kenwin, LLC, owners of property situate in Greene Township, Erie County, Pennsylvania being: 8409 Lake

Pleasant Road, Erie, Pennsylvania. Approx. 2.6 acres
Assessment Map Number: (25)
1-31-52
Assessed Value Figure: \$143,500.00
Improvement Thereon: Residence
Kurt L. Sundberg, Esq.
Marsh Spaeder Baur Spaeder & Schaaf, LLP
Suite 300, 300 State Street
Erie, Pennsylvania 16507
(814) 456-5301
Dec. 30, 2016 and Jan. 6, 13, 2017

SALE NO. 4

**Ex. #11555 of 2016
CITIZENS BANK, N.A. F/K/A
RBS CITIZENS, N.A. F/K/A
CITIZENS BANK, N.A.
S/B/M TO CCO MORTGAGE
CORP. F/K/A CHARTER ONE
MORTGAGE CORP. S/B/M
TO CHARTER ONE CREDIT
CORPORATION, Plaintiff**

v.

**Gary C. Porsch, Defendant
DESCRIPTION**

ALL THAT CERTAIN place or parcel of land situate in the Township of Millcreek, County of Erie and State of Pennsylvania. BEING KNOWN AS: 2506 Loveland Avenue, Erie, PA 16506 PARCEL #33-053-224.0-012.00
Improvements: Residential Dwelling.
Gregory Javardian, Esquire
ID No. 55669
Attorneys for Plaintiff
1310 Industrial Boulevard
1st Floor, Suite 101
Southampton, PA 18966
(215) 942-9690
Dec. 30, 2016 and Jan. 6, 13, 2017

SALE NO. 5

**Ex. #10704 of 2016
CITIZENS BANK, N.A. F/K/A
RBS CITIZENS, N.A. S/B/M
TO CCO MORTGAGE CORP.,
Plaintiff**

v.

**William E. Volk, Defendant
SHERIFF'S SALE**

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

BEING KNOWN AS: 4020 Fargo Drive, Erie, PA 16504
 PARCEL #18-052-028.0-200.00
 Improvements: Residential Dwelling.
 Gregory Javardian, Esquire
 ID No. 55669
 Attorneys for Plaintiff
 1310 Industrial Boulevard
 1st Floor, Suite 101
 Southampton, PA 18966
 (215) 942-9690
 Dec. 30, 2016 and Jan. 6, 13, 2017

SALE NO. 7

Ex. #11366 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.

**JAMES L. ARTHUR
 VALERIE T. ARTHUR,
 Defendant(s)**

DESCRIPTION

ALL that certain piece or parcel of land situate in Wayne Township, County of Erie and State of Pennsylvania, bounded and described as follows, to-wit: COMMENCING at a point in the centerline of the Spirit Hill Road (Leg. Route No. 25054), said point also being in the southeasterly corner of land owned by Anthony Siava; thence South 23° 11' 59" East along the centerline of Spirit Hill Road, 1547.99 feet to the point of intersection of the centerline of Spirit Hill Road and Simmons Road; thence North 39° 30' East along the centerline of Simmons Road 206.58 feet to a point; thence South 0° 57' 45" West along the westerly line of land of Leonard Jackman, 1024.45 feet to an iron stake; thence South 89° 8' 23" West along the northerly line of land of Raymond Querreveld, 1269.40 feet to a point in the centerline of Spirit Hill Road aforementioned; thence North 2° 8' 33" East along the easterly line of land of Craig Parkhurst 1475.16 feet to an iron stake; thence North 76° 47' 40" East along the southerly line of land of Edward Katren 340.35 feet to an iron stake; thence North

25° 15' 48" West along the easterly line of said Katren 816.99 feet to an iron stake; thence North 86° 11' 51" East along the southerly line of land of Anthony Siava 507.46 feet to the place of beginning.
 PARCEL #: 49005008000800
 PROPERTY ADDRESS: 14500 Simmons 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
 Dec. 30, 2016 and Jan. 6, 13, 2017

SALE NO. 8

Ex. #11953 of 2016

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

v.

**MICHAEL BELFIORE,
 Defendant(s)**

DESCRIPTION

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE FIRST WARD OF THE BOROUGH, OF UNION CITY, COUNTY OF ERIE AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT IN THE SOUTH LINE OF EAST HIGH STREET, SAID POINT BEING THE POINT OF INTERSECTION OF THE SAID SOUTH LINE OF EAST HIGH STREET WITH THE EAST LINE OF SHORT STREET; THENCE NORTH 86 DEGREES 46 MINUTES EAST ALONG THE SOUTH LINE OF EAST HIGH STREET, 100 FEET TO A POINT; THENCE SOUTH 03 DEGREES 14 MINUTES EAST 299.38 FEET TO A POINT; THENCE NORTH 89 DEGREES 38 MINUTES WEST 112.97 FEET TO A POINT; THENCE NORTH 04 DEGREES 24 MINUTES 30 SECONDS WEST 131.66 FEET TO A POINT; THENCE IN A NORTHWESTERLY DIRECTION 2.9 FEET, TO A POINT IN THE EAST LINE OF SHORT STREET; THENCE NORTH 02 DEGREES 24 MINUTES EAST ALONG

THE EAST LINE OF SHORT STREET, 158.8 FEET TO A POINT IN THE SOUTH LINE OF EAST HIGH STREET, THE POINT OF BEGINNING.
 PROPERTY ADDRESS: 94 EAST HIGH STREET UNION CITY, PA 16438
 PARCEL NUMBER(S): 41011044001401
 KML Law Group, P.C.
 Attorney for Plaintiff
 Suite 5000 - BNY Independence Center, 701 Market Street
 Philadelphia, PA 19106
 (215) 627-1322
 Dec. 30, 2016 and Jan. 6, 13, 2017

SALE NO. 11

Ex. #11634 of 2015

NATIONAL LOAN INVESTORS, L.P. assignee of National City Bank of Pennsylvania, successor to Pennbank and Integra Bank, Plaintiff

v.

ROBERT L. THOMSON and MARY ANN THOMSON a/k/a MARY ANN REID-BOYD, Defendants and THE UNITED STATES OF AMERICA, Additional Defendant

DESCRIPTION

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF NORTH EAST, COUNTY OF ERIE, AND COMMONWEALTH OF PENNSYLVANIA: BEING KNOWN AS: Meehl Road, North East, Pennsylvania 16428
 PARCEL NUMBERS: 37-22-100-7 and 37-22-100-8.02
 IMPROVEMENTS: FARM KOZLOFF STOUTD
 Charles N. Shurr, Jr., Esquire
 Attorney I.D. #74813
 2640 Westview Drive
 Wyomissing, PA 19610
 610-670-2552
 Dec. 30, 2016 and Jan. 6, 13, 2017

SALE NO. 12

Ex. #12137 of 2016

U.S. Bank National Association, as Trustee for the Pennsylvania Housing Finance Agency, Plaintiff

v.
Jill R. Coletta, Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution No. 12137 - 2016, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff VS. JILL R. COLETTA, Defendants Real Estate: 1112 EAST 9TH STREET, ERIE, PA 16503 Municipality: City of Erie Erie County, Pennsylvania See Deed Instrument 2011-012374 Tax I.D. (15) 2047-223 Assessment: \$ 5700. (Land) \$37290. (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 Dec. 30, 2016 and Jan. 6, 13, 2017

SALE NO. 13

Ex. #11369 of 2016
U.S. Bank National Association,
as Trustee for the Pennsylvania
Housing Finance Agency,
Plaintiff
v.

Corry G. Howard, Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution No. 11369-2016 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff VS. CORRY G. HOWARD, Defendant Real Estate: 12897 W. LAKE ROAD, EAST SPRINGFIELD, PA 16411 Municipality: Township of Springfield Erie County, Pennsylvania Dimensions: 1.103 acres See Deed Book 1065, Page 0372 Tax I.D. (39) 8-29-3.06 Assessment: \$24,500. (Land) \$41,400. (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 Dec. 30, 2016 and Jan. 6, 13, 2017

SALE NO. 14

Ex. #11987 of 2016
U.S. Bank National Association,
as Trustee for the Pennsylvania
Housing Finance Agency,
Plaintiff
v.

Steven M. Labrozzi, Defendants
SHERIFF'S SALE

By virtue of a Writ of Execution No. 2016-11987, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff VS. STEVEN M. LABROZZI, Defendants Real Estate: 2305 BERST AVENUE, ERIE, PA 16502 Municipality: City of Erie Erie County, Pennsylvania Dimensions: 44 X 135.1 See Deed Book 893, page 596 Tax I.D. (19) 6208-108 Assessment: \$18,000 (Land) \$53,200 (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 Dec. 30, 2016 and Jan. 6, 13, 2017

SALE NO. 15

Ex. #12139 of 2016
U.S. Bank National Association,
as Trustee for the Pennsylvania
Housing Finance Agency,
Plaintiff
v.

Laurie L. Peterson, Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution No. 2016-12139 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff VS. LAURIE L. PETERSON, Defendants Real Estate: 459 SOUTH CENTER STREET, CORRY, PA Municipality: Fourth Ward, City of

Corry, Erie County, Pennsylvania Dimensions: 89 x 128 See Deed Book 1460, page 1503 Tax I.D. (8) 33-157-17 Assessment: \$ 4,900 (Land) \$51,700 (Bldg) Improvement thereon: a residential dwelling house as identified above Leon P. Haller, Esquire Purcell, Krug & Haller 1719 North Front Street Harrisburg, PA 17104 (717) 234-4178 Dec. 30, 2016 and Jan. 6, 13, 2017

SALE NO. 16

Ex. #10709 of 2016
Wells Fargo Bank, NA, Plaintiff
v.

Unknown Heirs, and/or
Administrators of the Estate
of Rebecca J. Wentz; Charles
Johnson, as believed Heir and/
or Administrator to the Estate
of Rebecca J. Wentz; Karen
Depew, as believed Heir and/or
Administrator to the Estate of
Rebecca J. Wentz; T. Douglas
Johnson, as believed Heir and/
or Administrator to the Estate
of Rebecca J. Wentz; Sarah
Lyons, as believed Heir and/or
Administrator to the Estate of
Rebecca J. Wentz, Defendants

SHERIFF'S SALE

By virtue of a Writ of Execution file to No. 2016-10709, Wells Fargo Bank, NA vs. Unknown Heirs, and/or Administrators of the Estate of Rebecca J. Wentz; Charles Johnson, as believed Heir and/or Administrator to the Estate of Rebecca J. Wentz; Karen Depew, as believed Heir and/or Administrator to the Estate of Rebecca J. Wentz; T. Douglas Johnson, as believed Heir and/or Administrator to the Estate of Rebecca J. Wentz; Sarah Lyons, as believed Heir and/or Administrator to the Estate of Rebecca J. Wentz owner(s) of property situated in The City of Erie, County of Erie, Commonwealth of Pennsylvania being 3914 Davison Avenue, Erie, PA 16504 968 Assessment Map Number: 18052022010100 Assessed Value figure: \$66,800.00

Improvement thereon: Single Family Dwelling
 Kimberly J. Hong, Esquire
 Manley Deas Kochalski LLC
 P. O. Box 165028
 Columbus, OH 43216-5028
 614-220-5611
 Dec. 30, 2016 and Jan. 6, 13, 2017

SALE NO. 17

Ex. #12095 of 2016
Ocwen Loan Servicing, LLC,
Plaintiff
 v.

CRYSTAL M. COTE
PATRICK M. COTE,
Defendant(s)

DESCRIPTION

ALL THAT CERTAIN LOT OF LAND SITUATE IN MILLCREEK TOWNSHIP, ERIE COUNTY, PENNSYLVANIA:
 BEING KNOWN AS 2222 James Ave, Erie, PA 16506
 PARCEL NUMBER: 52-219-17
 IMPROVEMENTS: Residential Property
 UDREN LAW OFFICES, P.C.
 Elizabeth L. Wassall, Esq.
 PA ID 77788
 Woodcrest Corporate Center
 111 Woodcrest Road, Suite 200
 Cherry Hill, NJ 08003-3620
 856-669-5400
 Dec. 30, 2016 and Jan. 6, 13, 2017

SALE NO. 19

Ex. #13411 of 2015
The Bank of New York Mellon,
f/k/a The Bank of New York as
successor to JPMorgan Chase
Bank, National Association,
as Indenture Trustee for the
registered holders of ABFS
Mortgage Loan Trust 2002-4,
Mortgage-Backed Pass-Through
Certificates, Series 2002-4,
Plaintiff

v.

SALLIE LEWIS
WRIGHT WAY
INCORPORATED
DAVID A. WRIGHT
JULIET M. WRIGHT,
Defendant(s)

DESCRIPTION

ALL THAT CERTAIN LOT OF LAND SITUATE IN 5TH WARD, ERIE COUNTY,

PENNSYLVANIA:
 BEING KNOWN AS 2117 Peach Street, Erie, PA 16502
 PARCEL NUMBER:
 18050002034300
 IMPROVEMENTS: Residential Property
 UDREN LAW OFFICES, P.C.
 Sherri J. Braunstein, Esquire
 PA ID 90675
 Woodcrest Corporate Center
 111 Woodcrest Road, Suite 200
 Cherry Hill, NJ 08003-3620
 856-669-5400
 Dec. 30, 2016 and Jan. 6, 13, 2017

SALE NO. 20

Ex. #11965 of 2016
Beneficial Consumer Discount
Company D/B/A Beneficial
Mortgage Co. of Pennsylvania,
Plaintiff
 v.

PATRICIA J. POLLIFRONE,
Defendant(s)
DESCRIPTION

ALL THAT CERTAIN LOT OF LAND SITUATE IN 5TH WARD, ERIE COUNTY, PENNSYLVANIA:
 BEING KNOWN AS 4314 Perry Street, Erie, PA 16504
 PARCEL NUMBER: 18-53-80-142
 IMPROVEMENTS: Residential Property
 UDREN LAW OFFICES, P.C.
 Sherri J. Braunstein, Esquire
 PA ID 90675
 Woodcrest Corporate Center
 111 Woodcrest Road, Suite 200
 Cherry Hill, NJ 08003-3620
 856-669-5400
 Dec. 30, 2016 and Jan. 6, 13, 2017

SALE NO. 21

Ex. #12916 of 2015
The Bank of New York Mellon
f/k/a The Bank of New York
as successor in interest to
JPMorgan Chase Bank, National
Association, as Trustee for
C-BASS Mortgage Loan Asset-
Backed Certificates, Series 2005-
CB8, Plaintiff
 v.

JODIE FEDORKO, KNOWN
HEIR OF MAX RODAX
SHERRY L RODAX A/K/A
SHERRY LYNN RODAX

SHELLY RODAX, KNOWN
HEIR OF MAX RODAX
UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS AND
ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST
FROM OR UNDER MAX
RODAX, Defendant(s)
DESCRIPTION

ALL THAT CERTAIN LOT OF LAND SITUATE IN CITY OF ERIE, ERIE COUNTY, PENNSYLVANIA:
 BEING KNOWN AS 2718 E 43rd Street, Erie, PA 16510
 PARCEL NUMBER: 18-052-059.0-300.00
 IMPROVEMENTS: Residential Property
 UDREN LAW OFFICES, P.C.
 Elizabeth L. Wassall, Esquire
 PA ID 90675
 Woodcrest Corporate Center
 111 Woodcrest Road, Suite 200
 Cherry Hill, NJ 08003-3620
 856-669-5400
 Dec. 30, 2016 and Jan. 6, 13, 2017

SALE NO. 22

Ex. #11152 of 2016
U.S. Bank National Association
(Trustee for the Pennsylvania
Housing Finance Agency),
Plaintiff
 v.

Aladino Velez-Ortiz, Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 2016-11152, U.S. Bank National Association (Trustee for the Pennsylvania Housing Finance Agency) v. Aladino Velez-Ortiz, owner(s) of property situated in City of Erie, Erie County, Pennsylvania, being 3017 Bird Drive, Erie, PA 16510
 ALL THAT certain piece or parcel of land situate in the City of Erie, County of Erie and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:
 BEING Lots Numbered Three Hundred Seventy-Two (372) and Three Hundred Seventy-three (373) of Industrial Homestead Company Subdivision of a part of Tract 249 as shown upon a Plot of said subdivision recorded in the

Recorder's Office of Erie County, Pennsylvania, in Map Book 2 at page 330 and 331 thereof.

HAVING erected thereon a dwelling house being commonly known as 3017 Bird Drive, Erie, PA 16510 and being further identified by Erie County Tax Claim Assessment Index No. (18) 5150-304

Assessment map number: 18-0581-050.0-304.00

Assessed value figure: \$92,190.00
Improvement thereon: Residential Dwelling

Martha E. Von Rosenstiel, Esquire
No. 52634

Heather Riloff, Esquire
No. 309906

Jeniece D. Davis, Esquire
No. 208967

649 South Avenue, Unit #6
P.O. Box 822

Secane, PA 19018
(610) 328-2887

Dec. 30, 2016 and Jan. 6, 13, 2017

SALE NO. 23

Ex. #13217 of 2015

**Citifinancial Servicing LLC,
a Delaware Limited Liability
Company, Plaintiff**

v.

**John R. Pacinelli and Rhonda M.
Pacinelli, Defendants**

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 13217-2015, Citifinancial Servicing LLC, a Delaware Limited Liability Company vs. John R. Pacinelli and Rhonda M. Pacinelli, owners of property situated in Erie City, Erie County, Pennsylvania being 3116 Erie Street, Erie, PA 16508

.4308 Acreage

Assessment Map number: 18-53-32-100

Assessed Value figure: \$83,120.00
Improvement thereon: Residential Dwelling

Robert W. Williams, Esquire
1 E. Stow Road

Marlton, NJ 08053
(856) 482-1400

Dec. 30, 2016 and Jan. 6, 13, 2017

SALE NO. 24

Ex. #10053 of 2016

**Deutsche Bank National Trust
Company, as Trustee, in trust for
registered Holders of Long Beach
Mortgage Loan Trust 2005-2,
Asset-Backed Certificates, Series
2005-2, Plaintiff**

v.

**Eric A. Sonney aka Eric Sonney
and Emily L. Sonney aka Emily
Sonney, Defendant**

DESCRIPTION

By virtue of a Writ of Execution filed to No. 10053-16, Deutsche Bank National Trust Company, as Trustee, in trust for registered Holders of Long Beach Mortgage Loan Trust 2005-2, Asset-Backed Certificates, Series 2005-2 vs. Eric A. Sonney aka Eric Sonney and Emily L. Sonney aka Emily Sonney, owners of property situated in Greene Township, Erie County, Pennsylvania being 10246 Etter Rd., Waterford, PA 16441
2.00 Acres

Assessment Map number: 25014056001203

Assessed Value figure: \$217,290.00
Improvement thereon: Residential Dwelling

Robert W. Williams, Esquire
1 E. Stow Road

Marlton, NJ 08053
(856) 482-1400

Dec. 30, 2016 and Jan. 6, 13, 2017

SALE NO. 25

Ex. #10028 of 2015

**Deutsche Bank National Trust
Company, as Trustee, in trust
for the registered holders of
Morgan Stanley ABS Capital
1 Trust 2004-HE9, Mortgage
Pass-Through Certificates, Series
2004-HE9, Plaintiff**

v.

**Tina Marie Swope and Daniel
Brian Swope, Defendant**

DESCRIPTION

By virtue of a Writ of Execution filed to No. 10028-2015, Deutsche Bank National Trust Company, as Trustee, in trust for the registered holders of Morgan Stanley ABS Capital 1 Trust 2004-HE9, Mortgage Pass-Through Certificates, Series 2004-HE9 vs. Tina Marie Swope

and Daniel Brian Swope, owners of property situated in Erie City, Erie County, Pennsylvania being 1022-1024 Cranberry Street, Erie, PA 16507

0.0935 Acreage

Assessment Map number: 16-30-58-101

Assessed Value figure: \$60,410.00
Improvement thereon: Residential Dwelling

Robert W. Williams, Esquire
1 E. Stow Road

Marlton, NJ 08053
(856) 482-1400

Dec. 30, 2016 and Jan. 6, 13, 2017

SALE NO. 26

Ex. #12809 of 2014

**FIRST NATIONAL BANK OF
PENNSYLVANIA, Plaintiff**

v.

**CAROLE A. MARZKA,
Defendant**

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 12809-2014, First National Bank of Pennsylvania vs. Carole A. Marzka, owner of property situated in City of Erie, Erie County, Pennsylvania being 2661 Cochran Street, Erie, Pennsylvania 16508, 34 x 142 containing approximately 0.1108 acres

Assessment Map Number: (19) 60-50-140

Assessment Value Figure: 55,800.00
Improvement Thereon: 2-story single family dwelling

Nicholas R. Pagliari, Esquire
Pa. Supreme Court ID No. 87877

MacDonald, Illig, Jones
& Britton LLP

100 State Street, Suite 700
Erie, Pennsylvania 16507-1459

(814) 870-7754
Dec. 30, 2016 and Jan. 6, 13, 2017

SALE NO. 27

Ex. #11929 of 2016

**U.S Bank National Association,
as Trustee, successor in interest
to Bank of America National
Association, as Trustee, successor
by merger to LaSalle Bank
National Association, as Trustee
for Bear Stearns Asset Backed
Securities 1 Trust 2005-HE8,
Asset-Backed Certificates, Series**

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2005-HE8 c/o Specialized Loan Servicing, LLC, Plaintiff,

v.

Marguerite M. Moffatt, Defendant.

SHERIFF'S SALE

PROPERTY OF: Marguerite M. Moffatt
 EXECUTION NO: 11929-16
 JUDGMENT AMT: \$142,263.69
 ALL the right, title, interest and claim of: Marguerite M. Moffatt
 Of in and to:
 ADDRESS: 942 Haggerty Street, Girard, PA 16417
 MUNICIPALITY: Borough of Girard
 All that certain piece or parcel of land situate in the City of Erie, County of Erie and Commonwealth of Pennsylvania
 Tax ID: 23004038400900
 Commonly known as 942 Haggerty Street, Girard, PA 16417
 PARKER McCAY P.A.
 Daniel J. Capecci, Esquire
 Attorney for Plaintiff
 Dec. 30, 2016 and Jan. 6, 13, 2017

SALE NO. 28

Ex. #10054 of 2010
US Bank National Association, as Trustee for Structured Asset Securities Corporation Trust

2006-Wf2, Plaintiff

v.

Renita L. Chapman, Defendant(s)

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 10054-10, US Bank National Association, as Trustee for Structured Asset Securities Corporation Trust 2006-Wf2 vs. Renita L. Chapman
 Amount Due: \$46,198.46
 Renita L. Chapman, owner(s) of property situated in ERIE CITY, Erie County, Pennsylvania being 667 Euclid Avenue, Erie, PA 16511-1828
 Dimensions: 48.41 X 113.75
 Acreage: 0.1267
 Assessment Map number: 14011016010000
 Assessed Value: \$38,700
 Improvement thereon: Residential Phelan Hallinan Diamond & Jones, LLP One Penn Center at Suburban Station, Suite 1400

1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814 (215) 563-7000
 Dec. 30, 2016 and Jan. 6, 13, 2017

SALE NO. 29

Ex. #11800 of 2016
Wells Fargo Bank, N.A., Plaintiff

v.

Audrey L. Etling, Defendant(s)

SHERIFF SALE

By virtue of a Writ of Execution filed to No. 2016-11800 Wells Fargo Bank, N.A. vs. Audrey L. Etling
 Amount Due: \$143,326.23
 Audrey L. Etling, owner(s) of property situated in EDINBORO BOROUGH, Erie County, Pennsylvania being 104 Sunset Drive, Edinboro, PA 16412-2417
 Dimensions: 130' X 165' IRR
 Acreage: 0.4557 acres
 Assessment Map number: 11011038001300
 Assessed Value: \$167,800
 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
 Dec. 30, 2016 and Jan. 6, 13, 2017

SALE NO. 30

Ex. #11475 of 2016
Ditech Financial LLC, Plaintiff

v.

Nicole Fallecker, in Her Capacity as Heir of Michael P. Fallecker, Deceased
Abigail Fallecker, in Her Capacity as Heir of Michael P. Fallecker, Deceased

Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Michael P. Fallecker, Deceased, Defendant(s)

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 2016-11475
 Ditech Financial LLC, Plaintiff vs. Nicole Fallecker, in Her Capacity as Heir of Michael P. Fallecker, Deceased, Abigail Fallecker, in Her Capacity as Heir of Michael P. Fallecker, Deceased, Unknown

Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Michael P. Fallecker, Deceased, Defendant(s)
 Amount Due: \$63,986.07
 Nicole Fallecker, in Her Capacity as Heir of Michael P. Fallecker, Deceased, Abigail Fallecker, in Her Capacity as heir of Michael P. Fallecker, Deceased, Unknown

Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Michael P. Fallecker, Deceased, owner(s) of property situated in ERIE CITY, Erie County, Pennsylvania being 427 Dunn Boulevard, Erie, PA 16507-1913
 Dimensions: 40' x 93.5', 40' x 93.5'
 Acreage: 0.0859 acres, 0.0859 acres
 Assessment Map number: 14010040043600, 14010040043500
 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
 Dec. 30, 2016 and Jan. 6, 13, 2017

SALE NO. 31

Ex. #12820 of 2014
U.S. Bank National Association, Plaintiff

v.

Heather L. Filson, Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 2014-12820, U.S. Bank National Association vs. Heather L. Filson
 Amount Due: \$103,052.68
 Heather L. Filson, owner(s) of property situated in MILLCREEK TOWNSHIP, Erie County, Pennsylvania being 1103 Grant Avenue, Erie, PA 16505-1518
 Dimensions: 60 x 130.61
 Acreage: 1210
 Assessment Map number: 33019099000700
 Assessed Value: 104,180
 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
Dec. 30, 2016 and Jan. 6, 13, 2017

SALE NO. 32

Ex. # 12103 of 2014

Midfirst Bank, Plaintiff

v.

Corwin C. First

Sarah M. Harmon, Defendant(s)

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 12103-14, Midfirst Bank vs. Corwin C. First, Sarah M. Harmon

Amount Due: \$42,689.17

Corwin C. First, Sarah M. Harmon, owner(s) of property situated in ERIE CITY, 2ND, Erie County, Pennsylvania being 1154 East 9th Street, Erie, PA 16503-1604

Dimensions: 30 X 106.36

Acreage: 0.0733

Assessment Map number: 15-020-047.0-237.00

Assessed Value: \$37,000.00

Improvement thereon: residential Phelan Hallinan Diamond & Jones, LLP One Penn Center at Suburban Station, Suite 1400

1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814

(215) 563-7000

Dec. 30, 2016 and Jan. 6, 13, 2017

SALE NO. 33

Ex. #11249 of 2014

US Bank National Association, as Trustee for Structured Asset Investment Loan Trust Mortgage Pass-Through Certificates, Series 2006-Bnc3, Plaintiff

v.

Charles Hyslop a/k/a Charles R. Hyslop, Individually and in His Capacity as Heir of Charles A. Hyslop, Deceased

Mary C. Burton, in Her Capacity as Heir of Charles A. Hyslop, Deceased

Thomas C. Hyslop, in His Capacity as Heir of Charles A. Hyslop, Deceased

Connie Hyslop, in Her Capacity as Heir of Charles A. Hyslop, Deceased

Russell Hyslop, in His Capacity as Heir of Charles A. Hyslop, Deceased
Unknown Heirs, Successors, Assigns,

and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Charles A. Hyslop, Deceased, Defendant(s)

SHERIFF SALE

By virtue of a Writ of Execution filed to No. 11249-14, US Bank National Association, as Trustee for Structured Asset Investment Loan Trust Mortgage Pass-Through Certificates, Series 2006-Bnc3 vs. Charles Hyslop a/k/a Charles R. Hyslop, Individually and in His Capacity as Heir of Charles A. Hyslop, Deceased, Mary C. Burton, in Her Capacity as Heir of Charles A. Hyslop, Deceased, Thomas C. Hyslop, in His Capacity as Heir of Charles A. Hyslop, Deceased, Connie Hyslop, in Her Capacity as Heir of Charles A. Hyslop, Deceased, Russell Hyslop, in His Capacity as Heir of Charles A. Hyslop, Deceased, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Charles A. Hyslop, Deceased

Amount Due: \$37,481.50

Charles Hyslop a/k/a Charles R. Hyslop, owner(s) of property situated in MILLCREEK TOWNSHIP, Erie County, Pennsylvania being 1932 Cole Drive, Erie, PA 16505-2820

Dimensions: 100 X 140

Acreage: 0.3214

Assessment Map number: 33040136000900

Assessed Value: \$90,600.00

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

Dec. 30, 2016 and Jan. 6, 13, 2017

SALE NO. 34

Ex. #12117 of 2016

Citibank, N.A., as Trustee for The Certificateholders of The Mimi Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-He5, Plaintiff

v.

Marcia L. Katos, Defendant(s)
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 12117-16, Citibank, N.A., as Trustee for The Certificateholders of The Mimi Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-He5 vs. Marcia L. Katos

Amount Due: \$112,768.38

Marcia L. Katos, owner(s) of property situated in ERIE CITY, 3RD WARD, Erie County, Pennsylvania being 501-503 West 9th Street, a/k/a 501 West 9th Street # 503, Erie, PA 16502-1351

Dimensions: 41.25' X 70'

Acreage: 0.0659

Assessment Map number: 16030030010500

Assessed Value: \$66,320

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

Dec. 30, 2016 and Jan. 6, 13, 2017

SALE NO. 35

Ex. #13535 of 2014

Wells Fargo Financial Pennsylvania, Inc., Plaintiff

v.

Teri J. Masi, Defendant(s)

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 13535-14, Wells Fargo Financial Pennsylvania, Inc. vs. Teri J. Masi

Amount Due: \$100,809.21

Teri J. Masi, owner(s) of property situated in ERIE CITY, Erie County, Pennsylvania being 1601 East 37th Street, Erie, PA 16510-2610

Dimensions: 70.55 X IRR

Acreage: 0.45

Assessment Map number: 18051066012600

Assessed Value: \$97,850.00

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

Dec. 30, 2016 and Jan. 6, 13, 2017

SALE NO. 36
Ex. #11896 of 2016
Wells Fargo Bank, NA, Plaintiff

v.
Suzanne M. Pearson,
Defendant(s)

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 2016-11896, Wells Fargo Bank, NA vs. Suzanne M. Pearson
 Amount Due: \$33,506.98
 Suzanne M. Pearson, owner(s) of property situated in ERIE CITY, Erie County, Pennsylvania being 2613 Brandes Street, Erie, PA 16504-2929
 Dimensions: 60x40
 Acreage: 0.0551
 Assessment Map number: 18051004022400
 Assessed Value: \$42,800.00
 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
 Dec. 30, 2016 and Jan. 6, 13, 2017

SALE NO. 37
Ex. #12156 of 2016
JPMorgan Chase Bank, N.A.,
Plaintiff

v.
Daniel K. Powell, Defendant(s)

SHERIFF SALE

By virtue of a Writ of Execution filed to No. 12156-16, JPMorgan Chase Bank, N.A. vs. Daniel K. Powell
 Amount Due: \$128,055.62
 Daniel K. Powell, owner(s) of property situated in GIRARD BOROUGH, Erie County, Pennsylvania being 222 Lourdes Drive, Girard, PA 16417-9708
 Assessment Map number: 23013044000300
 Assessed Value: 0.1818
 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
 Dec. 30, 2016 and Jan. 6, 13, 2017

SALE NO. 38
Ex. #10798 of 2016
Wells Fargo Bank, N.A., Plaintiff

v.
Ronald J. Shafer, in his Capacity as Co-Executor and Devisee of The Estate of Geraldine B. Shafer a/k/a Geraldine Shafer

Robert D. Shafer, in his Capacity as Co-Executor and Devisee of The Estate of Geraldine B. Shafer a/k/a Geraldine Shafer

John F. Shafer, Jr., in his Capacity as Devisee of The Estate of Geraldine B. Shafer a/k/a Geraldine Shafer

Bonnie Lee Flowers, in Her Capacity as Devisee of The Estate of Geraldine B. Shafer a/k/a Geraldine Shafer, Defendant(s)

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 10798-16, Wells Fargo Bank, N.A. vs. Ronald J. Shafer, in his Capacity as Co-Executor and Devisee of The Estate of Geraldine B. Shafer a/k/a Geraldine Shafer, Robert D. Shafer, in his Capacity as Co-Executor and Devisee of The Estate of Geraldine B. Shafer a/k/a Geraldine Shafer, John F. Shafer, Jr., in his Capacity as Devisee of The Estate of Geraldine B. Shafer a/k/a Geraldine Shafer, Bonnie Lee Flowers, in Her Capacity as Devisee of The Estate of Geraldine B. Shafer a/k/a Geraldine Shafer
 Amount Due: \$85,761.13
 Ronald J. Shafer, in his Capacity as Co-Executor and Devisee of The Estate of Geraldine B. Shafer a/k/a Geraldine Shafer, Robert D. Shafer, in his Capacity as Co-Executor and Devisee of The Estate of Geraldine B. Shafer a/k/a Geraldine Shafer, John F. Shafer, Jr., in his Capacity as Devisee of The Estate of Geraldine B. Shafer a/k/a Geraldine Shafer, Bonnie Lee Flowers, in Her Capacity as Devisee of The Estate of Geraldine B. Shafer a/k/a Geraldine Shafer, owner(s) of property situated in MILLCREEK TOWNSHIP, Erie County, Pennsylvania being 2705 Hastings Road, Erie, PA 16506-2411
 Dimensions: 80 X 145.6
 Acreage: 0.2674
 Assessment Map number:

33069266001000
 Assessed Value: \$104,600.00
 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
 Dec. 30, 2016 and Jan. 6, 13, 2017

SALE NO. 39
Ex. #11639 of 2016

The Bank of New York Mellon fka The Bank of New York, not in Its Individual Capacity, Solely as The Trustee Hereunder for The Benefit of The Certificateholders of Cwmb's, Inc., Alternative Loan Trust 1998-4, Mortgagepass-Through Certificates, Series 1998-12, Plaintiff

v.
Jeffrey A. Szoszorek Defendant(s)

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11639-16, The Bank of New York Mellon fka The Bank of New York, not in Its Individual Capacity, Solely as The Trustee Hereunder for The Benefit of The Certificateholders of Cwmb's, Inc., Alternative Loan Trust 1998-4, Mortgagepass-Through Certificates, Series 1998-12 vs. Jeffrey A. Szoszorek
 Amount Due: \$23,631.32
 Jeffrey A. Szoszorek, owner(s) of property situated in MILLCREEK TOWNSHIP, Erie County, Pennsylvania being 1415 Filmore Avenue, Erie, PA 16505
 Dimensions: 80' X 140'
 Acreage: 0.2571
 Assessment Map number: 33033186000300
 Assessed Value: \$58,000
 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
 Dec. 30, 2016 and Jan. 6, 13, 2017

SALE NO. 40
Ex. #12507 of 2015
WELLS FARGO BANK, N.A.,

Plaintiff

v.

**KELLY D. MOSHER A/K/A
KELLY D. LONG, Defendants**

DESCRIPTION

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF WAYNE, COUNTY OF ERIE AND COMMONWEALTH OF PENNSYLVANIA ALSO, ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE TOWNSHIP OF WAYNE, COUNTY OF ERIE AND STATE OF PENNSYLVANIA BEING KNOWN AS: 12164 TURNPIKE ROAD, CORRY, PA 16407 PARCEL # 49-11-31-12 AND 13.04 Improvements: Residential Dwelling.
POWERS KIRN & ASSOCIATES, LLC
Harry B. Reese, Esquire
Id. No. 310501
Attorneys for Plaintiff
Eight Neshaminy Interplex
Suite 215
Trevose, PA 19053
(215) 942-2090
Dec. 30, 2016 and Jan. 6, 13, 2017

SALE NO. 41

**Ex. #11534 of 2013
PENNYMAC CORP.**

v.

**GERALD L REDDECLIFF, III
JACQUELINE A REDDECLIFF**

DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the Township of Harborcreek, County of Erie and State of Pennsylvania BEING KNOWN AS: 1941 DEPOT ROAD, HARBOR CREEK, PA 16510 A/K/A 1941 DEPOT ROAD, ERIE, PA 16510 PARCEL # 27-33-127-30 Improvements: Residential Dwelling.
POWERS KIRN & ASSOCIATES, LLC
Harry B. Reese, Esquire
Id. No. 310501
Attorneys for Plaintiff
Eight Neshaminy Interplex
Suite 215
Trevose, PA 19053
(215) 942-2090
Dec. 30, 2016 and Jan. 6, 13, 2017

SALE NO. 42

**Ex. #10042 of 2016
WILMINGTON SAVINGS
FUND SOCIETY, FSB D/B/A
CHRISTIANA TRUST, NOT
INDIVIDUALLY BUT AS
TRUSTEE FOR PRETIUM
MORTGAGE ACQUISITION
TRUST, Plaintiff**

v.
**JON E. ROESSLER
TAMMY A BILOTTI A/K/A
TAMMY BILOTTI-ROESSLER
MELANEY RONDINELLI
MARC LONGSTREET JR,**

Defendants

DESCRIPTION

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF MILLCREEK, COUNTY OF ERIE AND STATE OF PENNSYLVANIA. BEING KNOWN AS: 3002 AMHERST ROAD, ERIE, PA 16506 PARCEL # 33070282001400 Improvements: Residential Dwelling.
POWERS KIRN & ASSOCIATES, LLC
Matthew J. McDonnell, Esquire
Id. No. 313549
Attorneys for Plaintiff
Eight Neshaminy Interplex
Suite 215
Trevose, PA 19053
(215) 942-2090
Dec. 30, 2016 and Jan. 6, 13, 2017

SALE NO. 43

**Ex. #11871 of 2016
Caliber Home Loans, Inc.,
Plaintiff**

v.

**Brian A. Fannon and Tara L.
Fannon, Defendants**

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 2016-11871, Caliber Home Loans, Inc., Plaintiff vs Brian A. Fannon and Tara L. Fannon owner(s) of property situated in Erie County, Pennsylvania being 4114 Elmwood Avenue, Erie, PA 16509 Assessment Map number: (19) 6134-103 Assessed Value figure: \$95,570.00 Improvement thereon: Single

Family Home -1152 sq ft
Richard M. Squire & Associates, LLC
Richard M. Squire, Esq.
(PA I.D. #04267)
Robert M. Kine, Esq.
(PA I.D. #56479)
Bradley J. Osborne, Esq.
(PA I.D. #312169)
115 West Avenue, Suite 104
Jenkintown, PA 19046
215-886-8790
Dec. 30, 2016 and Jan. 6, 13, 2017

SALE NO. 44

**Ex. #12858 of 2015
LSF9 Master Participation Trust,
Plaintiff**

v.

**Mili Lalseth Roberts a/k/a
Mildred L. Roberts, Defendant
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 12858-15, LSF8 Master Participation Trust, Plaintiff vs. Mili Lalseth Roberts a/k/a Mildred L. Roberts, owner (s) of property situated in Erie County, Pennsylvania being 1860 E. 34th Street, Erie, PA 16510 Assessment Map number: 18052031020600 Assessed Value figure: \$54,940.00 Improvement thereon: Single Family Home - 864 sqft
Richard M. Squire & Associates, LLC
Richard M. Squire, Esq.
(PA I.D. #04267)
Robert M. Kine, Esq.
(PA I.D. #56479)
Bradley J. Osborne, Esq.
(PA I.D. #312169)
115 West Avenue, Suite 104
Jenkintown, PA 19046
215-886-8790
Dec. 30, 2016 and Jan. 6, 13, 2017

SALE NO. 46

**Ex. #11820 of 2016
Carrington Mortgage Services,
LLC, Plaintiff**

v.

**Donald E. Christmas and
Patricia A. Christmas,
Defendants**

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 2016-11820, Carrington Mortgage Services, LLC vs. Donald E. Christmas and Patricia

A. Christmas, owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 3103 Oakwood Street, Erie, PA 16508
 0.1377
 Assessment Map number: 19062029041500
 Assessed Value figure: \$94,940.00
 Improvement thereon: a residential dwelling
 Sarah K. McCaffery, Esquire
 Shapiro & DeNardo, LLC
 Attorney for Movant/Applicant
 3600 Horizon Drive, Suite 150
 King of Prussia, PA 19406
 (610) 278-6800
 Dec. 30, 2016 and Jan. 6, 13, 2017

SALE NO. 47

Ex. #13228 of 2014
JPMorgan Chase Bank, National Association, Plaintiff
 v.

Michael J. Schmitt and Karen M. Schmitt, Defendants

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 2014-13228 JPMorgan Chase Bank, National Association vs. Michael J. Schmitt and Karen M. Schmitt, owner(s) of property situated in Township of Venango, Erie County, Pennsylvania being 13661 Joy Avenue, Wattsburg, PA 16442
 0.9276
 Assessment Map number: (44) 15-39-3
 Assessed Value figure: \$ 135,200.00
 Improvement thereon: a residential dwelling
 Sarah K. McCaffery, Esquire
 Shapiro & DeNardo, LLC
 Attorney for Movant/Applicant
 3600 Horizon Drive, Suite 150
 King of Prussia, PA 19406
 (610) 278-6800
 Dec. 30, 2016 and Jan. 6, 13, 2017

SALE NO. 48

Ex. #12238 of 2016
Ditech Financial LLC, Plaintiff
 v.

Michael P. Goss, Defendant

DESCRIPTION

By virtue of a Writ of Execution filed to No. 12238-2016, Ditech Financial LLC v. Michael P. Goss
 Michael P. Goss, owner of property

situated in the Township of City of Erie, Erie County, Pennsylvania being 236 E. 27th Street, Erie, Pennsylvania 16504.
 Tax I.D. No. 18050081021500
 Assessment: \$64,140.20
 Improvements: Residential Dwelling
 McCabe, Weisberg and Conway, P.C.
 123 South Broad Street, Suite 1400
 Philadelphia, PA 19109
 215-790-1010
 Dec. 30, 2016 and Jan. 6, 13, 2017

SALE NO. 49

Ex. #11448 of 2016
State Farm Bank F.S.B., Plaintiff
 v.

Nikki R. Kiel, Defendant

DESCRIPTION

By virtue of a Writ of Execution filed to No. 11448-16, State Farm Bank F.S.B. v. Nikki R. Kiel
 Nikki R. Kiel, owners of property situated in the Township of Springfield, Erie County, Pennsylvania being 7142 Route 215, East Springfield, Pennsylvania 16411.
 Tax I.D. No. 39020061001000
 Assessment: \$ 48,446.29
 Improvements: Residential Dwelling
 McCabe, Weisberg and Conway, P.C.
 123 South Broad Street, Suite 1400
 Philadelphia, PA 19109
 215-790-1010
 Dec. 30, 2016 and Jan. 6, 13, 2017

SALE NO. 50

Ex. #14506 of 2010
LSF8 Master Participation Trust, Plaintiff
 v.

Brenda Orsefskie, known heir of Edward J. Orsefskie, Deceased Mortgagor and Real Owner, Gerald A. Orsefskie, known heir of Louise Orsefskie a/k/a Louise A. Orsefskie, Deceased Mortgagor and Real Owner, Adam Orsefskie, known heir of Edward J. Orsefskie, Deceased Mortgagor and Real Owner, James Orsefskie, known heir of Edward J. Orsefskie, Deceased Mortgagor and Real Owner, Sarah Orsefskie, known heir of Edward J. Orsefskie, Deceased

Mortgagor and Real Owner, Dawn Orsefskie, known heir of Edward J. Orsefskie, Deceased Mortgagor and Real Owner, Unknown heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Edward J. Orsefskie, Deceased Mortgagor and Real Owner and Unknown heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Louise Orsefskie a/k/a Louise A. Orsefskie, Deceased Mortgagor and Real Owner, Defendant
DESCRIPTION

By virtue of a Writ of Execution filed to No. 14506-10, LSF8 Master Participation Trust v. Brenda Orsefskie, known heir of Edward J. Orsefskie, Deceased Mortgagor and Real Owner, Gerald A. Orsefskie, known heir of Louise Orsefskie a/k/a Louise A. Orsefskie, Deceased Mortgagor and Real Owner, Adam Orsefskie, known heir of Edward J. Orsefskie, Deceased Mortgagor and Real Owner, James Orsefskie, known heir of Edward J. Orsefskie, Deceased Mortgagor and Real Owner, Sarah Orsefskie, known heir of Edward J. Orsefskie, Deceased Mortgagor and Real Owner, Dawn Orsefskie, known heir of Edward J. Orsefskie, Deceased Mortgagor and Real Owner, Unknown heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Edward J. Orsefskie, Deceased Mortgagor and Real Owner and Unknown heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Louise Orsefskie a/k/a Louise A. Orsefskie, Deceased Mortgagor and Real Owner, owners of property situated in the Township of Lawrence Park, Erie County, Pennsylvania being 124 Halley Street, Erie, Pennsylvania 16511.
 Tax ID. No. 29-001-001.0-038.00
 Assessment: \$128,123.46
 Improvements: Residential Dwelling
 McCabe, Weisberg and Conway, P.C.
 123 South Broad Street, Suite 1400

Philadelphia, PA 19109
215-790-1010
Dec. 30, 2016 and Jan. 6, 13, 2017

SALE NO. 51

Ex. #11846 of 2016
Finance of America Reverse LLC, Plaintiff

v.

Steven J. Waller, Successor Trustee for the Richard E. Waller Revocable Living Trust and Known Surviving Heir of Richard E. Waller, Defendants

DESCRIPTION

By virtue of a Writ of Execution filed to No. 11846-16, Finance of America Reverse LLC v. Steven J. Waller, Successor Trustee for the Richard E. Waller Revocable Living Trust and Known Surviving Heir of Richard E. Waller, owners of property situated in the Township of City of Erie, Erie County, Pennsylvania being 534 Shenley Drive, Erie, Pennsylvania 16505. Tax I.D. No. 17-041-032.0-101.00 Assessment: \$ 127,652.66 Improvements: Residential Dwelling McCabe, Weisberg and Conway, P.C. 123 South Broad Street, Suite 1400 Philadelphia, PA 19109 215-790-1010
Dec. 30, 2016 and Jan. 6, 13, 2017

SALE NO. 52

Ex. #10314 of 2016
Nationstar Mortgage LLC d/b/a Champion Mortgage Company, Plaintiff

v.

Dolores Robinson, United States of America c/o United States Attorney of the Western District of Pennsylvania, Defendant

DESCRIPTION

By virtue of a Writ of Execution filed to No. 10314-2016, Nationstar Mortgage LLC d/b/a Champion Mortgage Company v. Dolores Robinson, United States of America c/o United States Attorney of the Western District of Pennsylvania Dolores Robinson, owners of property situated in the City of Erie, Erie County, Pennsylvania being 4306 Stanley Avenue, Erie, Pennsylvania 16504.

Tax I.D. No. 18052006021500
Assessment: \$80,383.20
Improvements: Residential Dwelling
McCabe, Weisberg and Conway, P.C. 123 South Broad Street, Suite 1400 Philadelphia, PA 19109 215-790-1010
Dec. 30, 2016 and Jan. 6, 13, 2017

SALE NO. 54

Ex. #11347 of 2016
Nationstar Mortgage LLC d/b/a Champion Mortgage Company, Plaintiff

v.

Unknown Surviving Heirs of Evelyn Snow, Bonnie Jean Buell, Known Surviving Heir of Evelyn Snow, Deborah L. Ponting, Known Surviving Heir of Evelyn Snow and Mary M. Snow, Known Surviving Heir of Evelyn Snow, Defendant

DESCRIPTION

By virtue of a Writ of Execution filed to No. 11347-16, Nationstar Mortgage LLC d/b/a Champion Mortgage Company v. Unknown Surviving Heirs of Evelyn Snow, Bonnie Jean Buell, Known Surviving Heir of Evelyn Snow, Deborah L. Ponting, Known Surviving Heir of Evelyn Snow and Mary M. Snow, Known Surviving Heir of Evelyn Snow, owners of property situated in Township of Millcreek, Erie County, Pennsylvania being 2020 Norcross Road, Erie, Pennsylvania 16510. Tax I.D. No. 33111480001501 Assessment: \$ 67,855.58 Improvements: Residential Dwelling McCabe, Weisberg and Conway, P.C. 123 South Broad Street, Suite 1400 Philadelphia, PA 19109 215-790-1010
Dec. 30, 2016 and Jan. 6, 13, 2017

SALE NO. 55

Ex. #12058 of 2016
The Huntington National Bank, Plaintiff

v.

James E. Weckerly, Defendant

DESCRIPTION

By virtue of a Writ of Execution filed to No. 12058-16, The

Huntington National Bank v. James E. Weckerly, owner of property situated in the City of Erie, Erie County, Pennsylvania being 2940 Maple Street, Erie, Pennsylvania 16508
Tax I.D. No. 19-060-044.0-212.00 Assessment: \$73,547.66
Improvements: Residential Dwelling
McCabe, Weisberg and Conway, P.C. 123 South Broad Street, Suite 1400 Philadelphia, PA 19109 215-790-1010
Dec. 30, 2016 and Jan. 6, 13, 2017

SALE NO. 56

Ex. #11218 of 2014
PNC Bank, National Association, Plaintiff

v.

Karen E. Bolton a/k/a Karen E. Smith and The United States of America, Defendants

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11218-14, PNC Bank, National Association v. Karen E. Bolton, a/k/a Karen E. Smith and The United States of America Karen E. Bolton, a/k/a Karen E. Smith, owner(s) of property situated in Township of Summit, Erie County, Pennsylvania being 8535 Oliver Road, Erie, PA 16509 0.369 acres
Assessment Map number: 40-29-82-139
Assessed Value figure: \$201,400.00
Improvement thereon: single family dwelling
Brett A. Solomon, Esquire
Michael C. Mazack, Esquire
1500 One PPG Place
Pittsburgh, PA 15222
(412) 566-1212
Dec. 30, 2016 and Jan. 6, 13, 2017

SALE NO. 57

Ex. #11140 of 2016
PNC Bank, National Association, Plaintiff

v.

**Minerva M. Dick, Defendant
Kent J. Marogoio, Terre Tenant**

SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11140-2016, PNC BANK, NATIONAL ASSOCIATION vs.

MINERVA M. DICK and KENT J. MAROGIO
 MINERVA M. DICK, owner(s) of property situated in TOWNSHIP OF HARBORCREEK, Erie County, Pennsylvania being 8636 BELLE ROAD, HARBORCREEK, PA 16421
 102 x 222
 Assessment Map number: 27-032-124.0-021.00
 Assessed Value figure: \$84,200.00
 Improvement thereon: one-family, one-story frame dwelling
 Brett A. Solomon, Esquire
 Michael C. Mazack, Esquire
 Tucker Arensberg, P.C.
 1500 One PPG Place
 Pittsburgh, PA 15222
 (412) 566-1212
 Dec. 30, 2016 and Jan. 6, 13, 2017

SALE NO. 58

Ex. #11328 of 2016
PNC Bank, National Association,
Plaintiff
 v.

Catherine A. Eddy, Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11328 - 2016, PNC Bank, National Association vs. Catherine A. Eddy, owner of property situated in Township of North East, Erie County, Pennsylvania being 8204 WOODLANE, NORTH EAST, PA 16428
 1132 Square Feet
 Assessment Map number: 37-027-114.0-008.09
 Assessed Value figure: \$134,830.00
 Improvement thereon: single family dwelling
 Brett A. Solomon, Esquire
 Michael C. Mazack, Esquire
 Tucker Arensberg, P.C.
 1500 One PPG Place
 Pittsburgh, PA 15222
 (412) 566-1212
 Dec. 30, 2016 and Jan. 6, 13, 2017

SALE NO. 59

Ex. #12342 of 2010
U.S. Bank National Association,
(Trustee for the Pennsylvania
Housing Finance Agency,
Pursuant to a Trust Indenture
dated as of April 1, 1982),
Assignee of Pennsylvania

Housing Finance Agency,
Assignee of Mellon Bank, N.A.,
Assignee of Corestates Bank,
N.A., Assignee of Liberty
Mortgage Corporation, Plaintiff,
 v.
Sergio Claudio, Defendant.
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 12342-10, US Bank National Association, et al, vs. Sergio Claudio, owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 2115 Woodlawn Ave, Erie, PA 16510.
 Dimensions: 0.1379 acres
 Assessment Map Number: 18-5135-122
 Assess Value figure: \$75,710.00
 Improvement thereon: Dwelling
 Lois M. Vitti, Esquire
 Attorney for Plaintiff
 215 Fourth Avenue
 Pittsburgh, PA 15222
 (412) 281-1725
 Dec. 30, 2016 and Jan. 6, 13, 2017

SALE NO. 60

Ex. #11006 of 2016
U.S. BANK NATIONAL
ASSOCIATION, (TRUSTEE
FOR THE PENNSYLVANIA
HOUSING FINANCE AGENCY
PURSUANT TO A TRUST
INDENTURE DATED AS OF
APRIL 1, 1982), Plaintiff
 v.
BRIAN E. HARTZELL,
Defendant
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11006-2016, U. S. Bank National Association, et al vs. Brian E. Hartzell, owner(s) of property situated in Albion, Erie County, Pennsylvania being 193 East State Street, Albion, PA - Vacant Land; 195 East State Street, Albion, PA 16401; East State Street, Albion, PA - Outbuilding and Land; 12th 1st Avenue, Albion, PA - Vacant Land.
 Dimensions: (Call Assessment (814) 451-6225 for square footage and/or acreage)
 Assessment Map Number: 01-003-043.-001.00; 01-003-043.-002.00; 01-03-043.-003.00 & 01-03-043.-016.00.

Assess Value figure: \$ 153,200.00
 Improvement thereon: Dwelling
 Lois M. Vitti, Esquire
 Attorney for Plaintiff
 215 Fourth Avenue
 Pittsburgh, PA 15222
 (412) 281-1725
 Dec. 30, 2016 and Jan. 6, 13, 2017

SALE NO. 61

Ex. #12252 of 2016
U.S. Bank National Association,
(Trustee for the Pennsylvania
Housing Finance Agency,
Pursuant to a Trust Indenture
dated as of April 1, 1982),
Plaintiff
 v.
Theodore J. Kelly, Jr., Defendant.
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 12252-2016, U.S. Bank National Association, et al vs. Theodore J. Kelly, Jr., owner(s) of property situated in the Borough of Girard, Erie County, Pennsylvania being 907 Aurora Avenue Girard, PA 16417.
 Dimensions: 1102 Sq. ft and 0.3983 acreage
 Assessment Map Number: 23-004-038.5-03000
 Assess Value figure: \$101,600.00
 Improvement thereon: Dwelling
 Lois M. Vitti, Esquire
 Attorney for Plaintiff
 215 Fourth Avenue
 Pittsburgh, PA 15222
 (412) 281-1725
 Dec. 30, 2016 and Jan. 6, 13, 2017

SALE NO. 62

Ex. #11187 of 2016
U.S. Bank National Association,
(Trustee for the Pennsylvania
Housing Finance Agency,
pursuant to a Trust Indenture
dated as of April 1, 1982),
Plaintiff
 v.
Andrew J. Walkiewicz and
Lynn M. Walkiewicz, Defendants
SHERIFF'S SALE

By virtue of a Writ of Execution filed to No. 11187-2016, U.S. Bank National Association, et al vs. Andrew J. Walkiewicz and Lynn M. Walkiewicz, owner(s) of property situated in City of Erie, Erie County,

Pennsylvania being 120 E. 31st Street, Erie, PA 16504.
 Dimensions: 1242 Sq. Ft.
 0.1615 acres
 Assessment Map Number: 18-050086023200
 Assess Value figure: \$67,470.00
 Improvement thereon: Dwelling
 Lois M. Vitti, Esquire
 Attorney for Plaintiff
 215 Fourth Avenue
 Pittsburgh, PA 15222
 (412) 281-1725
 Dec. 30, 2016 and Jan. 6, 13, 2017

SALE NO. 63

Ex. #10014 of 2016
Federal National Mortgage Association (“Fannie Mae”),
Plaintiff

v.

Richard A. Harris, Defendant
SHERIFF’S SALE

By virtue of a Writ of Execution filed to No. 2016-10014, Federal National Mortgage Association (“Fannie Mae”) v. Richard A. Harris, Owner(s) of property situated in City of Erie, Erie County, Pennsylvania, being 1 Ferncliff Beach, Erie, PA 16505 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 1 of 'Ferncliff Beach', a Planned Community, as depicted on the Plat prepared by Urban Engineers of Erie, Inc., dated May 4, 1999 (the 'Plat'), recorded in the Office of the Recorder of Deeds for Erie County, Pennsylvania on April 18, 2000 at Map No. 2000-112. Lot Number: 1 Undivided Percentage Interest in Common Elements: 4.76% Said premises more commonly known as Boat House No. 1, Ferncliff Beach, Erie, Pennsylvania and bearing Erie County Index No. (17) 4122-100.01. Said premises and the percentage of undivided interest in the Common Elements is conveyed hereby subject to the interests, rights and obligations appurtenant thereto as described and referred to in the following:

1. The Plat. This conveyance is expressly subject to any and all encroachments of existing improvements upon the title lines of any adjacent unit;
 2. The Declaration of the Ferncliff Beach Planned Community (the 'Declaration'), recorded in Erie County Record Book 701, page 1189;
 3. The Restrictions of Ferncliff Beach appended to the Declaration;
 4. The terms and conditions of the By-Laws and Rules and Regulations of the Ferncliff Beach Planned Community Owners Association;
 5. The provisions of the Pennsylvania Uniform Planned Community Act, as amended.
 6. The terms, covenants, conditions, restrictions and provisions of any and all currently existing zoning ordinances, recorded restrictions, restrictive covenants, utility right-of-ways, recorded easements, all municipal ordinances and other laws applicable to subject parcel and the rights of the United States of America, Commonwealth of Pennsylvania and the public in and to navigable waters.
- Being part the same premises conveyed to The Fort Authority of the City of Erie by Deed dated July 1, 1974 and recorded July 22, 1974 in Erie County Deed Book 1124, at Page 520. Said deed being rerecorded on April 10, 1977 at Erie County Record Book 535, page 302. Assessment Map number: 17041022010600
 Assessed Value figure: \$123,200.00
 Improvement thereon: Residential Dwelling
 Martha E. Von Rosenstiel, Esquire
 No. 52634
 Heather Riloff, Esquire
 No. 309906
 Jeniece D. Davis, Esquire
 No. 208967
 649 South Avenue, Unit #6
 P.O. Box 822
 Secane, PA 19018
 (610) 328-2887
 Dec. 30, 2016 and Jan. 6, 13, 2017



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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

**ASKINS, ERNEST W.,
deceased**

Late of the City of Erie, County of Erie, and Commonwealth of Pennsylvania
Executor: Thomas S. Kubinski, Esquire, The Conrad - F. A. Brevillier House, 502 Parade Street, Erie, PA 16507
Attorney: Thomas S. Kubinski, Esquire, The Conrad - F. A. Brevillier House, 502 Parade Street, Erie, PA 16507

**CHURCH, THOMAS H.,
SR., a/k/a THOMAS HENRY
CHURCH,
deceased**

Late of the Township of Summit, County of Erie and Commonwealth of Pennsylvania
Co-Executors: Thomas H. Church, Jr. and Kathleen J. Earley, c/o Yochim, Skiba & Nash, 345 West Sixth Street, Erie, PA 16507
Attorney: Gary H. Nash, Esq., Yochim, Skiba & Nash, 345 West Sixth Street, Erie, PA 16507

**GEHR, CHARLES F.,
deceased**

Late of Franklin Township, County of Erie
Executor: Greg Gehr, 9792 Eureka Road, Edinboro, PA 16412
Attorney: Thomas A. Testi, Esq., 3952 Avonia Road, P.O. Box 413, Fairview, PA 16415

**HARPER, NEIL T.,
deceased**

Late of the Township of Harborscreek, Erie County, Pennsylvania
Executrix: Susan E. Bossart, c/o Robert C. Ward, Esq., 307 French Street, Erie, Pennsylvania 16507
Attorney: Robert C. Ward, Esq., 307 French Street, Erie, Pennsylvania 16507

**JOBES, JUDITH E.,
deceased**

Late of the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania
Executrix: Cheryl D. Andrews, c/o 2222 West Grandview Blvd., Erie, PA 16506
Attorney: Thomas E. Kuhn, Esquire, Quinn Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506

**KULYK, MARK C.,
deceased**

Late of Fairview, Erie County, Pennsylvania
Executrix: Joyce M. Ravnikar-Kulyk, 7235 Springside Drive, Fairview, PA 16415
Attorney: Heidi Rai Stewart, Esquire, Houston Harbaugh, PC, Three Gateway Center, 401 Liberty Avenue, 22nd Floor, Pittsburgh, PA 15222-1005

**MROZ, MARY A.,
deceased**

Late of City of Erie, County of Erie and Commonwealth of Pennsylvania
Co-Executors: Patricia T. Devine and Geraldine P. Gambatese: c/o Norman A. Stark, Esq., Suite 300, 300 State Street, Erie, PA 16507
Attorney: Marsh Spaeder Baur Spaeder & Schaaf, LLP., Suite 300, 300 State Street, Erie, PA 16507

**OLDACH, SUSAN LYNN,
deceased**

Late of Green Township, Erie, PA
Administrator: Robert H. Oldach
Attorney: Gregory R. Unatin, Esq., Meyers Evans Lupetin & Unatin, LLC, 707 Grant Street, Gulf Tower, Suite 3200, Pittsburgh, PA 15219

**SCHWEICKERT, DORIS B.,
deceased**

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

**WARREN, LUCAS J.,
deceased**

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania
Executor: David J. Warren, c/o Melaragno, Placidi, Parini & Veitch, 502 West Seventh Street, Erie, PA 16502
Attorney: Gene P. Placidi, Esquire, Melaragno, Placidi, Parini & Veitch, 502 West Seventh Street, Erie, PA 16502

SECOND PUBLICATION

**HANSEN, ROBERT E.,
deceased**

Late of Waterford, Pennsylvania
Executor: Thomas R. Hansen, 9370 Old French Road, Waterford, PA 16441
Attorney: none

**LaRICCIA, JANET I., a/k/a
JANET LaRICCIA,
deceased**

Late of the City of Erie, County of Erie, State of Pennsylvania
Administrator C.T.A.: Bryan C. Sweeney, 7111 Beech Tree Lane, Erie, PA 16510
Attorney: Grant M. Yochim, Esq., 24 Main St. E., P.O. Box 87, Girard, PA 16417

**REED, CARL H.,
deceased**

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

Executor: John W. Innocenzi

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

**RILEY, EVA M.,
deceased**

Late of Summit Township, Erie County

Administrator: Richard A. Riley

Attorney: David M. Landay, Esquire, 310 Grant St., Suite 1420, Pittsburgh, PA 15219

**WEINHEIMER, DENNIS C.,
deceased**

Late of North East Township, Erie County, North East, Pennsylvania
Co-Executors: Craig J. Weinheimer and Cass R. Weinheimer, c/o Robert J. Jeffery, Esq., 33 East Main Street, North East, Pennsylvania 16428

Attorney: Robert J. Jeffery, Esq., ORTON & JEFFERY, P.C., 33 East Main Street, North East, Pennsylvania 16428

THIRD PUBLICATION**BLOSS, MARJORIE R., a/k/a
MARJORIE BLOSS,
deceased**

Late of Millcreek Township, Erie County, Pennsylvania

Executor: Winfield S. Smathers IV, c/o Robert G. Dwyer, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

Attorney: Robert G. Dwyer, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**BORAWSKI, LOUISE L.,
deceased**

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

Executrix: Kristen J. Beckman, c/o Yochim, Skiba & Nash, 345 West Sixth Street, Erie, PA 16507

Attorney: Gary H. Nash, Esq., Yochim, Skiba & Nash, 345 West Sixth Street, Erie, PA 16507

**CARLBERG, SYLVIA C.,
deceased**

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

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

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

**FARVER, BETTY J., a/k/a BETTY
JANE FARVER,
deceased**

Late of Fairview Township, Erie County, Pennsylvania

Executrix: Barbara Fetzner, c/o Jerome C. Wegley, Esquire, 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

**GARVIN, JANE A., a/k/a JANE
ALICE GARVIN,
deceased**

Late of Fairview Township, Erie County, Pennsylvania

Executor: Pauline Homchenko
Attorney: Tye J. Cressman, Esq., Cressman & Erde, LLC, 911 Diamond Park, Meadville, PA 16335

**GRAHAM, TONY EARL, SR.,
deceased**

Late of Erie County, Pennsylvania
Co-Administrators: Tony E. Graham, Jr. and Virginia Hawes, c/o Stephen Hutzelman, Esq., 305 W. 6th Street, Erie, PA 16507

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

**KINNEY, FRANCIS I.,
deceased**

Late of the City of Corry, Erie County, Pennsylvania

Executor: Robert W. Kinney, 24470 Boythe Road, Spartansburg, PA 16434

Attorney: William E. Barney, Esq., 200 N. Center St., Corry, PA 16407

**PETERSON, SHIRLEY F., a/k/a
SHIRLEY PETERSON a/k/a
SHIRLEY G. PETERSON,
deceased**

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

Executrix: Katherine Walter, 9390 Ivarea Road, Cranesville, PA 16410

Attorney: Grant M. Yochim, Esq., 24 Main St. E., P.O. Box 87, Girard, PA 16417

**PITUCH, BETTY JANE, a/k/a
BETTY J. PITUCH,
deceased**

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

Executrix: Pamela Jean Pituch, c/o Quinn, Buseck, Leemhuis, Toohy & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506

Attorney: Darlene M. Vlahos, Esq., Quinn, Buseck, Leemhuis, Toohy & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506

**ROBINSON, CATHY A.,
deceased**

Late of Fairview Township, Pennsylvania

Co-Administrators: James H. Robinson and Jennifer L. Robinson, 111 Kern Lane, Harrisville, PA 16038

Attorney: Ronald W. Coyer, Esquire, S.R. LAW, LLC, 631 Kelly Blvd., P.O. Box 67, Slippery Rock, PA 16057

**VICKEY, GERALDINE R., a/k/a
GERALDINE VICKEY,
deceased**

Late of the City of Erie,
Commonwealth of Pennsylvania
Executor: Matthew S. Vickey, c/o
Vendetti & Vendetti, 3820 Liberty
Street, Erie, Pennsylvania 16509
Attorney: Richard A. Vendetti,
Vendetti & Vendetti, 3820 Liberty
Street, Erie, Pennsylvania 16509

**WHITE, MAUDIE L., a/k/a
MAUDIE WHITE,
deceased**

Late of the City of Erie, County
of Erie, Commonwealth of
Pennsylvania
Executrix: Claudia M. Valentine,
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

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..... New E-mail *bill@wtmortonlaw.com*

NEW ADDRESS/FAX

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Division of Student Affairs
248 East Calder Way, Suite 303
State College, PA 16801 *mroz@psu.edu*

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