

Erie County Legal Journal

January 13, 2017

Vol. 100 No. 2



Erie County Legal Journal

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

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

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

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

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ERIE COUNTY LEGAL JOURNAL is published every Friday for \$57 per year (\$1.50 single issues/\$5.00 special issues, i.e. Seated Tax Sales). Owned and published by the Erie County Bar Association (Copyright 2017©) 302 West 9th St., Erie, PA 16502 (814/459-3111). POSTMASTER: Send Address changes to THE ERIE COUNTY LEGAL JOURNAL, 302 West 9th St., Erie, PA 16502-1427.

Erie County Bar Association

Calendar of Events and Seminars

MONDAY, JANUARY 16, 2017

Martin Luther King Day - ECBA Office Closed

TUESDAY, JANUARY 31, 2017

WEDNESDAY, FEBRUARY 1, 2017

THURSDAY, FEBRUARY 2, 2017

Mock Trial Competition

Trials at 1:00, 3:00 and 5:00 on Tuesday

Trials at 1:00 and 3:00 on Wednesday and Thursday

Erie County Court House

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

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



Erie County Bar
Association



@eriepabar

2017 BOARD OF DIRECTORS

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William C. Wagner

CHANCELLOR OF THE BAR NOMINATIONS

The Erie County Bar Association is accepting nominations for Chancellor of the Bar, properly endorsed by at least five members in good standing and confirming that the nominee has practiced at the Erie County Bar for more than 30 years. Chancellor of the Bar is an honorary position; the Chancellor serves on the Association's Nominating Committee.

The ECBA's Law Day Committee and Board of Directors will review the nominations and evaluate each nominee's contributions with respect to ethical practice, attitude toward the Courts and fellow lawyers, participation in civil affairs, community life and activities involving the Erie County Bar Association.

Nominations should be sent to the ECBA office and received/postmarked no later than January 25, 2017.

Jan. 13, 20



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CHANGE OF NAME NOTICE

In the Court of Common Pleas of Erie County, Pennsylvania
Docket No. 10032-17.

Notice is hereby given that a petition was filed in the above named Court, requesting an Order to change the name of Joyce Ellen Flamio to Joy Ellen Flamio.

The Court has fixed the 27th day of February, 2017 at 2:00 p.m. in Courtroom G, Room 222 on the 2nd Floor at the Erie County Courthouse, 140 W. 6th Street, Erie, Pennsylvania, 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.

Jan. 13

CHANGE OF NAME NOTICE

In the Court of Common Pleas of Erie County, Pennsylvania
Docket No. 2016-13401

Notice is hereby given that on December 21, 2016, the Petition for Change of Name was filed in the above named Court requesting an Order to change the name of Melissa Marie Smith to Melissa Marie Brasco.

The Court has fixed the 27th day of January, 2017 at 9:30 a.m. in Courtroom 206A 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, why the relief requested should not be granted.

Jan. 13

FICTITIOUS NAME NOTICE

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

FICTITIOUS NAME NOTICE

1. Fictitious Name: HD Land Development

2. Address of the principal place of business including street and number: 4671 Harborview Drive, Erie, PA 16508

3. The real names and addresses, including street and number, of the entities who are parties to the registration: Hoffman Development, LLC, 4671 Harborview Drive, Erie, PA 16508

4. An application for registration of a fictitious name under the Fictitious Names Act was filed on September 26, 2016, with the Department of State.

Jan. 13

INCORPORATION NOTICE

Notice is hereby given that Albion Chiropractic, P.C. has been incorporated under the provisions of the 1988 Pennsylvania Business Corporation Law.

John A. Lauer, Esq.
MacDonald, Illig, Jones & Britton LLP
100 State Street, Suite 700
Erie, PA 16507-1459

Jan. 13

LEGAL NOTICE

ATTENTION: UNKNOWN BIOLOGICAL FATHER INVOLUNTARY TERMINATION OF PARENTAL RIGHTS IN THE MATTER OF THE ADOPTION OF MINOR FEMALE CHILD Z.M.I. - DOB: 03/29/2016 BORN TO: TANESHA DIANN IRBY

103A 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 Orphans' Court of Erie County, Pennsylvania, at the Erie County Courthouse, Judge Robert A. Sambroak, Jr., Court Room No. I-217, City of Erie, on February 10, 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 child and your failure to appear may affect the Court's decision on whether to end your rights to your child. You are warned that even if you fail to appear at the scheduled Hearing, the Hearing will go on without you and your rights to your child may be ended by the Court without you 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 Erie County Office of Children and Youth at (814) 451-7726, or contact your adoption attorney, if you have one.

Jan. 13

LEGAL NOTICE

ATTENTION: UNKNOWN BIOLOGICAL FATHER INVOLUNTARY TERMINATION OF PARENTAL RIGHTS IN THE MATTER OF THE ADOPTION OF MINOR FEMALE CHILD B.A.M. DOB: 06/30/2015 BORN TO: SHANQUASIA

**SHANTIQUE MOONEY
112 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 14, 2017 at 10:00 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.**

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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.

Jan. 13

LEGAL NOTICE

**ATTENTION: SCHAILEEN JOAN
EHRET**

**INVOLUNTARY TERMINATION
OF PARENTAL RIGHTS**

**IN THE MATTER OF THE
ADOPTION OF MINOR MALE
CHILD C.J.R. DOB: 11/11/2014
104 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 March 16, 2017 at 10:00 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.

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(814) 451-6251

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Jan. 13

LEGAL NOTICE

**ATTENTION: CODEY ALLEN
RYAN**

**INVOLUNTARY TERMINATION
OF PARENTAL RIGHTS**

**IN THE MATTER OF THE
ADOPTION OF MINOR MALE
CHILD C.J.R. DOB: 11/11/2014
BORN TO: SCHAILEEN JOAN
EHRET**

104 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 March 16, 2017 at 10:00 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.

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Jan. 13

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SHERIFF SALES

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

**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 #: 490050080000800
 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 STOUTT
 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 Homesite
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. 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
2005-HE8 c/o Specialized Loan
Servicing, LLC, Plaintiff,**

v.

**Marguerite M. Moffatt,
Defendants.**

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
Mlmi 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 Mlmi 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, 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
Trevese, 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
 Trevoose, 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
 Trevoose, 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
Shapira & 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
SHERIFF'S SALE

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. Marogio, 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**BOLDIZAR, RITA, R.,
deceased**

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

Administrator: Richard Boldizar, 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

**BRITTON, SUZANNE E., a/k/a
SUZANNE BRITTON,
deceased**

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

Executor: John W. Britton, 6780 Manchester Beach Road, Fairview, PA 16415-1636

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

**CERMAK, BENJAMIN,
deceased**

Late of Greene Township, Erie County and Anderson County, KY
Administratrix: Ann Cermak

Attorney: William J. Kelly, Jr., Esquire, 230 West 6th Street, Suite 201, Erie, PA 16507

**CORSI, MICHAEL L., a/k/a
MIKE L. CORSI,
deceased**

Late of the Township of Millcreek
Co-Executors: Michael J. Corsi, 4627 Wolf Rd., Erie, PA 16505 and Linda M. Orzechowski, 2709 Ridge Blvd., Erie, PA 16506

Attorney: Michael A. Fetzner, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**DUBIK, THOMAS E., a/k/a
THOMAS EDWARD DUBIK,
deceased**

Late of Harborcreek Township, Erie County, Pennsylvania

Administrator: James M. Dubik, c/o Jeffrey D. Scibetta, Esq., 120 West Tenth Street, Erie, PA 16501
Attorney: Jeffrey D. Scibetta, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**DUCKETT, BRETT S., a/k/a
BRETT STEVEN DUCKETT,
deceased**

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

Executrix: Laurie E. Lawrence, c/o Kevin M. Monahan, Esq., Suite 300, 300 State Street, Erie, PA 16507

Attorney: Kevin M. Monahan, Esq., Marsh, Spaeder, Baur, Spaeder & Schaaf, LLP., Attorneys-at-Law, Suite 300, 300 State Street, Erie, PA 16507

**HUFF, WILLIAM A.,
deceased**

Late of City of Erie

Executor: John W. Huff, 2002 Berkshire Lane, Erie, PA 16509

Attorney: Michael A. Fetzner, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**JOHNSON, MARK JEFFREY,
a/k/a MARK J. JOHNSON, a/k/a
MARK JOHNSON,
deceased**

Late of the City of Erie, County of Erie and State of Pennsylvania
Executor: Reiko Champagne, c/o 227 West 5th Street, Erie, PA 16507

Attorney: Mark O. Prenatt, Esquire, 227 West 5th Street, Erie, PA 16507

**KOT, MARIAN,
deceased**

Late of Millcreek Township, Erie County, Pennsylvania

Executor: Jeremy Green, 1436 West Grandview Blvd., Erie, PA 16509

Attorney: None

**KURTZ, BERTHA, a/k/a
BERTHA J. KURTZ,
deceased**

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

Executrix: Janet Groszkiewicz, 8513 West Lake Road, Lake City, Pennsylvania 16423

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

**LIEDER, ROBERT E., a/k/a
ROBERT E. LIEDER, SR.,
deceased**

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

Executrix: Margaret A. Merritt, c/o 150 East 8th Street, Erie, PA 16501

Attorney: Gregory L. Heidt, Esquire, 150 East 8th Street, Erie, PA 16501

**LOMBARDO, MARY L.,
deceased**

Late of the Township of McKean, County of Erie, and Commonwealth of Pennsylvania
Executor: Joseph N. Lombardo, 4979 Greenlee Road, McKean, PA 16426

Attorney: Gary K. Schonthal, Esquire, The Conrad - F.A. Brevillier House, 502 Parade Street, Erie, PA 16507

**NELSON, DORIS L.,
deceased**

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania
Executrix: Kathleen Gribbin, 2431 Bird Drive, Erie, PA 16510
Attorney: John E. Gomolchak, Esq., 3854 Walker Blvd., Erie, PA 16509

**STEELE, RONALD A.,
deceased**

Late of the City of Erie
Executrix: Barbara H. Steele, 610 W. 3rd St., Erie, PA 16507
Attorney: Larry D. Meredith, Esq., 2021 E. 20th St., Erie, PA 16510

**TEMPLE, VICKI L.,
deceased**

Late of the City of Corry, County of Erie and Commonwealth of Pennsylvania
Administratrix: Leah A. Tinko, c/o 504 State Street, Suite 300, Erie, PA 16501
Attorney: Alan Natalie, Esquire, 504 State Street, Suite 300, Erie, PA 16501

**TONELLI, MARY ELIZABETH,
a/k/a MARY E. TONELLI,
deceased**

Late of the City of Erie, County of Erie and State of Pennsylvania
Executrix: Theresa A. Tonelli, 741 East 43rd Street, Erie, PA 16504
Attorney: Edwin W. Smith, Esq., Shapira Hutzelman & Smith, 305 West Sixth Street, Erie, PA 16507

**TRUCHANOWICZ,
CECELIA A., a/k/a CECELIA
TRUCHANOWICZ,
deceased**

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania
Executor: John Truchanowicz, 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

SECOND PUBLICATION

**CIPRIANI, JUDITH T.,
deceased**

Late of Harborcreek Township, Erie County, Pennsylvania
Executor: John R. Cipriani, c/o Thomas C. Hoffman, II, Esquire, 120 West Tenth Street, Erie, PA 16501
Attorney: Thomas C. Hoffman, II, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**DeMEDIO, JOSEPH C.,
deceased**

Late of the Borough of Edinboro, County of Erie, Commonwealth of Pennsylvania
Executor: Richard A. Blakely, c/o Blakely & Blakely, LLC, 2701 Evanston Avenue, Suite 100, Erie, PA 16506
Attorney: Richard A. Blakely, Esquire, Blakely & Blakely, LLC, 2701 Evanston Avenue, Suite 100, Erie, PA 16506

**GASIEWSKI, JOHN J.,
deceased**

Late of Fairview Township, Erie County, Pennsylvania
Co-Executors: Arlene A. Knoll and David J. Gasiewski, c/o Jerome C. Wegley, 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

**LAUGHNER, JAMES I.,
deceased**

Late of the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania
Executor: Edward L. Brink, CPA, 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

**SIVERS, JANE ARLENE, a/k/a
JANE A. SIVERS,
deceased**

Late of Erie, City of Erie, Pennsylvania
Executor: William H. Sivers, 4005 Beech Avenue, Erie, PA 16508
Attorney: none

**SOUTHWORTH, CARROLL A.,
deceased**

Late of Millcreek Township, Erie County, Pennsylvania
Executrix: Janet C. Hull, c/o Thomas C. Hoffman II, Esq., 120 West Tenth Street, Erie, PA 16501
Attorney: Thomas C. Hoffman II, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**TAYLOR, KAREN S., a/k/a
KAREN TAYLOR,
deceased**

Late of Fairview Township, County of Erie and Commonwealth of Pennsylvania
Executrix: Barbara Federoff, c/o Eugene C. Sundberg Jr., Esq., Suite 300, 300 State Street, Erie, PA 16507
Attorney: Eugene C. Sundberg Jr., Esq., Marsh, Spaeder, Baur, Spaeder & Schaaf, LLP, Suite 300, 300 State Street, Erie, PA 16507

THIRD 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 Harborcreek, 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

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JENNIFER ROLL-VARGO 814-456-9610
 *m-jvargo@hotmail.com*

DARA M. ANDREWS
 is now DARA M. BUCHOLTZ 814-282-6386
 *dara_andrews@hotmail.com*

WILLIAM T. MORTON New Fax 814-217-1331
 New E-mail *bill@wtmortonlaw.com*

NEW ADDRESS/FAX

KELLY A. MROZ 814-867-4388
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