

# Erie County Legal Journal

January 27, 2017

Vol. 100 No. 4



# 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.**

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## INDEX

<b>NOTICE TO THE PROFESSION .....</b>	<b>4</b>
<b>BANKRUPTCY COURT .....</b>	<b>5</b>
<b>COURT OF COMMON PLEAS</b>	
Dissolution Notice .....	6
Fictitious Name Notices .....	6
Incorporation Notices .....	6
Legal Notices .....	6
Sheriff Sales .....	8
<b>ORPHANS' COURT</b>	
Audit List .....	16
Estate Notices .....	17
<b>CHANGES IN CONTACT INFORMATION OF ECBA MEMBERS .....</b>	<b>22</b>

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

**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

**MONDAY, FEBRUARY 6, 2017**

ECBA Board of Directors Meeting

12:00 p.m.

ECBA Headquarters

**MONDAY, FEBRUARY 13, 2017**

Workers' Compensation Section Meeting

12:00 p.m.

ECBA Headquarters

**THURSDAY, FEBRUARY 16, 2017**

ECBA Live Lunch-n-Learn Seminar

*ADR in Western Pennsylvania's Federal Court:*

*Past, Present and Future*

U.S. District Court - 17 South Park Row, Erie, PA

10:45 a.m. - 1:00 p.m. (registration - 10:30 a.m.)

\$94 (ECBA members and non-members admitted to the Western District Court)

2 hours substantive

**FRIDAY, FEBRUARY 17, 2017**

Law Day Committee Meeting

8:30 a.m.

ECBA Headquarters

**WEDNESDAY, FEBRUARY 22, 2017**

Criminal Defense Meeting

4:00 p.m.

ECBA Headquarters

**FRIDAY, FEBRUARY 24, 2017**

ECBA Live Seminar

*A Fresh Start: Expungements, Pardons, and Sealing  
Criminal Records Under Act 5*

Bayfront Convention Center

2:30 p.m. - 4:00 p.m. (registration 2:15 p.m.)

Cocktails (cash bar) 4:00 - 5:00 p.m.

\$70 (ECBA member) \$90 (nonmember)

\$49 (member judge not needing CLE)

1.5 hours substantive

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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Michael G. Nelson

Nicholas R. Pagliari  
Mary Alfieri Richmond  
William C. Wagner

**FOR SALE** - 551 West 8th Street, Erie, PA - Off Street Parking for 30 cars  
Offered for Sale @ \$459,000 Contact: Robert Snyder, Howard Hanna Realtors Commercial  
Real Estate Services, 4244 West 12th Street, Erie, PA 16505, 814-480-8400

Jan. 27, Feb. 3, 10, 17



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

**BANKRUPTCY NOTICE OF SALE  
IN RE: GREATER ERIE  
INDUSTRIAL DEVELOPMENT  
CORPORATION**

Bankruptcy Case No. 16-10389-TPA  
Real property, consisting of 4.249  
acres of land with buildings thereon  
and the leases associated therewith,  
at 12 Port Access Road, Erie,  
Pennsylvania, bearing Erie County  
Tax Index No. (14) 1048-100.50,  
found in Record Book 281, page  
1658 in the Erie County Recorder  
of Deeds.

Sale to be held: February 16, 2017  
at 3:00 p.m. at the U.S. Courthouse,  
Bankruptcy Court, 17 South Park  
Row, Erie, Pennsylvania 16501

Objections due: February 7, 2017

Initial Offer: \$148,000.00

Higher and better offers will be  
considered at the hearing

AS IS; No Contingencies

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](http://www.pawb.uscourts.gov/easi.htm).

Jan. 27

**DISSOLUTION NOTICE**

Notice is hereby given that: (1) the voluntary dissolution of Polish Business & Professional Men's Association, Inc., a Pennsylvania non-profit corporation with a registered office at 818 State Street, Erie, Pennsylvania, has been recommended and approved by its board of directors; and (2) this corporation is engaged in winding up and settling its affairs so that its corporate existence shall be ended by the issuance of a Certificate of Dissolution by the Pennsylvania Department of State, under the provisions of the Business Corporation Law of 1988 as amended. Any claims should be sent to The Law Offices of Gerry T. Nietupski, Esquire LLC, 818 State Street, Erie, Pennsylvania, 16501.

Jan. 27

**FICTITIOUS NAME NOTICE**

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

**FICTITIOUS NAME NOTICE**

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on November 4, 2016 for Devin's Snow Removal located at 551 West 10th Street, Erie, PA 16502. The name and address of each individual interested in the business is Devin James Rostron, 551 West 10th Street, Erie, PA 16502. This was filed in accordance with 54 PaC.S. 311.

Jan. 27

**FICTITIOUS NAME NOTICE**

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on October 28, 2016, for Ellava Designs located at 13500 Old Route

19 N, Waterford, PA 16441. The name and address of each individual interested in the business is Janet Mary Laskowski, 13500 Old Route 19 N, Waterford, PA 16441. This was filed in accordance with 54 PaC.S. 311

Jan. 27

**INCORPORATION NOTICE**

Notice is hereby given that the Articles of Incorporation for Chem-O-Flage Inc. were filed with the Commonwealth of Pennsylvania under the provisions of the Business Corporation Law of 1988, as amended.

Jan. 27

**INCORPORATION NOTICE**

Erie Arts and Music Festival has been incorporated under the provisions of the Non-Profit Corporation Law of 1988, exclusively for charitable, educational and scientific purposes, including, for such purposes, the making of distributions to organizations under Section 501 (c) (3) of the Internal Revenue Code (or the corresponding section of any future Federal tax code) and to engage in and perform all lawful acts that may be performed by a nonprofit corporation under the Pennsylvania Nonprofit Corporation Law of 1988. The Articles of Incorporation were filed with the Pennsylvania Department of State on January 6, 2017.

Colleen R. Stumpf

Attorney-at-Law

Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc.

2222 West Grandview Boulevard

Erie, Pennsylvania 16506-4508

Jan. 27

**INCORPORATION NOTICE**

Notice is hereby given that Fitz Co, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

Evan E. Adair, Esq.

246 West 10th Street

Erie, PA 16501

Jan. 27

**LEGAL NOTICE**

IN THE COURT OF COMMON PLEAS OF ERIE COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 12766-16

MARQUETTE SAVINGS BANK,  
Plaintiff

v.

JENNIFER A. McBRIDE, and  
OCCUPANT(S), Defendants

**JENNIFER A. McBRIDE SHOULD TAKE NOTICE that Marquette Savings Bank has filed a Writ of Possession with the Sheriff of Erie County Pennsylvania,** concerning the property commonly known as **812 West 7th Street, Erie, Pennsylvania and bearing Erie County Tax Index No. (17) 4025-218**

**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  
Attorneys for Plaintiff

300 State Street, Suite 300  
Erie, Pennsylvania 16507  
(814) 456-5301

Jan. 27

**LEGAL NOTICE**

**ATTENTION: AMY RENEE PECK  
INVOLUNTARY TERMINATION  
OF PARENTAL RIGHTS  
IN THE MATTER OF THE  
ADOPTION OF MINOR FEMALE  
CHILD A.T.V. DOB: 09/29/2013  
6 IN ADOPTION, 2017**

If you could be the parent of the above-mentioned child, at the instance of Erie County Office of Children and Youth you, laying aside all business and excuses whatsoever, are hereby cited to be and appear before the Orphan's Court of Erie County, Pennsylvania, at the Erie County Court House, Judge Robert A. Sambroak, Jr., Courtroom No. I-217, City of Erie on March 24, 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.

Jan. 27

**LEGAL NOTICE**

**THE SCHOOL DISTRICT CITY  
OF ERIE, PA**

Dr. James E. Barker Leadership Center  
148 West 21st Street  
Erie, PA 16502

**NOTICE TO BIDDERS**

The School District of the City of Erie, 148 West 21st Street, Erie, PA 16502 will receive SEALED BIDS for Bid on 2016-2017 Spring Athletic Equipment and Supplies or approved equals up to Tuesday, January 31, 2017 at 1:30 p.m., at which time they will be opened in the Board Room, in accordance with the bid forms and specifications to be obtained from the Purchasing Department.

Robin Smith

Secretary

Jan. 27

**LEGAL NOTICE**

**THE SCHOOL DISTRICT CITY  
OF ERIE, PA**

Dr. James E. Barker Leadership Center  
148 West 21st Street  
Erie, PA 16502

**NOTICE TO BIDDERS**

The School District of the City of Erie, 148 West 21st Street, Erie, PA 16502 will receive SEALED BIDS for Bid on SimSpray Standard Training Bay or approved equal and

Bid on Fanuc Certified Education Robot Training Program or approved equal up to Tuesday, January 31, 2017 at 1:30 p.m., at which time they will be opened in the Board Room, in accordance with the bid forms and specifications to be obtained from the Purchasing Department.

Robin Smith

Secretary

Jan. 20, 27

**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

**FEBRUARY 17, 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

Jan. 27 and Feb. 3, 10

**SALE NO. 1**

**Ex. #12513 of 2016  
NORTHWEST BANK f/k/a  
NORTHWEST SAVINGS  
BANK, Plaintiff,  
v.**

**JOSHUA KUTZ and REBECCA  
KUTZ, Defendants  
SHERIFF'S SALE**

By virtue of a Writ of Execution filed at No. 2016-12513, Northwest Bank vs. Joshua Kutz and Rebecca Kutz, owners of property situate in the City of Erie, Erie County, Pennsylvania being: 1410 Lynn Street, Erie, Pennsylvania.

35' X 110' X 35' X 110'

Assessment Map Number: (14) 1105-120

Assessed Value Figure: \$38,420.00

Improvement Thereon: Residence  
Kurt L. Sundberg, Esq.  
Marsh Spaeder Baur Spaeder  
& Schaaf, LLP  
Suite 300, 300 State Street  
Erie, Pennsylvania 16507  
(814) 456-5301

Jan. 27 and Feb. 3, 10

**SALE NO. 2**

**Ex. # 12618 of 2016  
NORTHWEST BANK f/k/a  
NORTHWEST SAVINGS  
BANK, Plaintiff,  
v.**

**DIANNE K. MUNSON,  
Defendant  
SHERIFF'S SALE**

By virtue of a Writ of Execution filed at No. 2016-12618, Northwest Bank vs. Dianne K. Munson, owner of property situate in the City of Erie, Erie County, Pennsylvania being: 1847 West 22nd Street, Erie, Pennsylvania.

51' X 135' X 51' X 135'

Assessment Map Number: (19) 6210-213

Assessed Value Figure: \$79,200.00

Improvement Thereon: Residence  
Kurt L. Sundberg, Esq.

Marsh Spaeder Baur Spaeder  
& Schaaf, LLP

300 State Street, Suite 300  
Erie, Pennsylvania 16507

(814) 456-5301

Jan. 27 and Feb. 3, 10

**SALE NO. 3**

**Ex. #11984 of 2016  
LSF9 Master Participation Trust,  
Plaintiff  
v.**

**Duane Hunter and Jannette  
Hunter, Defendants  
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 2016-11984, LSF9 Master Participation Trust, Plaintiff vs. Duane Hunter and Jannette Hunter, owner(s) of property situated in Erie County, Pennsylvania being 2053 E. 19th Street, Erie, PA 16510

Assessment Map number: 15021028020700

Assessed Value figure: \$51,070.00

Improvement thereon: Single Family

Bradley J. Osborne, Esquire

Attorney for Plaintiff  
Richard M. Squire & Associates, LLC  
115 West Avenue, Suite 104  
Jenkintown, PA 19046  
(215) 886-8790

Jan. 27 and Feb. 3, 10

**SALE NO. 4**

**Ex. #10516 of 2016  
Carrington Mortgage Services,  
LLC, Plaintiff  
v.**

**Jeffrey L. Moorehead, Defendant  
SHERIFF'S SALE**

By Virtue of Writ of Execution filed to No. 10516-16, Carrington Mortgage Services, LLC, Plaintiff v. Jeffrey L. Moorehead, owner(s) of property situated in Erie County, Pennsylvania being 1860 E. 34th Street, Erie, PA 16510

Assessment Map Number: 31019071100201

Assessed Value figure: \$113,830.00

Improvement thereon: Residential Dwelling

Bradley J. Osborne, Esquire

Attorney for Plaintiff

Richard M. Squire & Associates, LLC  
115 West Avenue, Suite 104

Jenkintown, PA 19046

(215) 886-8790

Jan. 27 and Feb. 3, 10

**SALE NO. 5**

**Ex. #12600 of 2016  
NORTHWEST SAVINGS  
BANK, Plaintiff  
v.**

**ROBERT J. MORGAN and  
COLIEN A. MORGAN,  
Defendants**

**LEGAL DESCRIPTION**

ALL THAT CERTAIN piece or parcel of land situate in the City of Erie, County of Erie, and Commonwealth of Pennsylvania, bounded and described as follows, to wit

BEGINNING at the point of intersection of the south line of Seventh Street and the West line of Cherry Street; thence southwardly along the west line of Cherry Street 42 feet to a point; thence westwardly and parallel with Seventh Street, 121 feet to a point; thence northwardly parallel with Cherry Street, 42 feet to the south line of Seventh Street;



thence eastwardly along the south line of Seventh Street 121 feet to the place of beginning.

Having erected thereon a dwelling known as 601 West Seventh Street, Erie, Pennsylvania 16502 and bearing Erie County Tax Index No. (17) 4019-105.

BEING that same parcel or piece of land conveyed to Robert J. Morgan and Colleen H. Morgan, husband and wife, by Deed dated November 23, 1994, and recorded November 23, 1994 with the Erie County Recorder of Deed's Office in Erie County, Pennsylvania at Deed Book 364, Page 102, and bearing Erie County Index No. (17) 4019-105 and being commonly known as 601 West Seventh Street, Erie, PA 16502.

Mark G. Claypool, Esquire  
KNOX McLAUGHLIN  
GORNALL & SENNETT, P.C.  
120 West Tenth Street  
Erie, Pennsylvania 16501  
Telephone (814) 459-2800

Jan. 27 and Feb. 3, 10

**SALE NO. 6**

**Ex. #12544 of 2015**

**GREEN TREE SERVICING  
LLC, Plaintiff**

**v.**

**Fatema Abuzebiba a/k/a Fatema  
Abu-Zebiba, Defendant**

**DESCRIPTION**

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

BEING KNOWN AS: 756 Rosedale Avenue, Erie, PA 16503

PARCEL #14-010-022.0-240.00

Improvements: Residential Dwelling.

Gregory Javardian, Esquire  
Id. No. 55669

1310 Industrial Boulevard  
1st Floor, Suite 101  
Southampton, PA 18966  
(215) 942-9690

Jan. 27 and Feb. 3, 10

**SALE NO. 7**

**Ex. #11443 of 2016**

**Ventures Trust 2013-I-H-R by  
MCM Capital Partners, LLC, its  
trustee, Plaintiff**

**v.**

**Heirs and Unknown Heirs of  
David J. Tuzynski, deceased (et  
al.), Defendant**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 11443-16, Ventures Trust 2013-I-H-R by MCM Capital Partners, LLC, its trustee vs. Heirs and Unknown Heirs of David J. Tuzynski, deceased (et al.)

David J. Tuzynski (deceased), owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 1150 East 27th Street, Erie, PA 16504

1,728 square feet, 0.1331 acres  
Assessment Map number: (18) 5044-235

Assessed Value figure: 73,400.00

Improvement thereon: Residential  
Michael J. Shavel, Esquire

(I.D. No. 60554)

HILL WALLACK LLP

777 Township Line Rd, Suite 250  
Yardley, PA 19067

(215) 579-7700

Jan. 27 and Feb. 3, 10

**SALE NO. 8**

**Ex. #12466 of 2016**

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

**v.**

**LINDA P. NGUYEN, Defendant**

**SHERIFF'S SALE**

By virtue of a Writ of Execution No. 2016-12466, U.S. Bank National Association, as Trustee for the Pennsylvania Housing Finance Agency, Plaintiff vs. Linda P. Nguyen, Defendants

Real Estate: 470 DALE DRIVE, ERIE, PA 16511

Municipality: Township of Harborcreek, Erie County, Pennsylvania

Dimensions: 70 x 128

See Deed Book 2013, page 18416

Tax I.D. (27) 6-97-13

Assessment: \$29,500 (Land)

\$90,460 (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

Jan. 27 and Feb. 3, 10

**SALE NO. 9**

**Ex. #12677 of 2016**

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

**v.**

**RICHARD C. ROSS, Defendant  
SHERIFF'S SALE**

By virtue of a Writ of Execution No. 12677-16, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff VS. RICHARD C. ROSS, Defendant

Real Estate: 999 EAST MAIN STREET, CORRY, PA 16407

Municipality: First Ward, City of Corry, Erie County, Pennsylvania  
Dimensions: 1.3 Acres +/-

See Deed Instrument #2011-018770  
Tax I.D.: (5) 19-104-10

Assessment: \$ 7,500. (Land)  
\$40,600. (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

Jan. 27 and Feb. 3, 10

**SALE NO. 10**

**Ex. #12375 of 2016**

**CIT Bank, N.A., Plaintiff**

**v.**

**BRIAN S. CAMPBELL  
DAWN A. CAMPBELL,  
Defendant(s)**

**DESCRIPTION**

ALL THAT CERTAIN LOT OF LAND SITUATE IN BOROUGH OF ELGIN, ERIE COUNTY, PENNSYLVANIA:

BEING KNOWN AS 11525 E Pleasant St, Corry, PA 16407

PARCEL NUMBER: 12-9-3-5

IMPROVEMENTS: Residential Property  
Morris A. Scott, Esquire  
PA ID #83587

UDREN LAW OFFICES, P.C.  
Woodcrest Corporate Center  
111 Woodcrest Road, Suite 200  
Cherry Hill, NJ 08003-3620  
856-669-5400

Jan. 27 and Feb. 3, 10

**SALE NO. 11**

**Ex. #11413 of 2016**

**Reverse Mortgage Solutions, Inc.  
Plaintiff**

**v.**

**ESTATE OF MARY ANN  
HEAVEN, LES R. HEAVEN,  
KNOWN HEIR OF MARY  
ANN HEAVEN, STEVEN G.  
HEAVEN, KNOWN HEIR OF  
MARY ANN HEAVEN, TAMMY  
LEE MERTZ, AS KNOWN  
HEIR AND AS PERSONAL  
REPRESENTATIVE OF THE  
ESTATE OF MARY ANN  
HEAVEN, UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS AND  
ALL PERSONS, FIRMS OR  
ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST  
FROM OR UNDER MARY ANN  
HEAVEN, Defendant(s)**

**SHERIFF'S SALE**

ALL THAT CERTAIN LOT  
OF LAND SITUATE IN  
WATERFORD, ERIE COUNTY,  
PENNSYLVANIA:

BEING KNOWN AS 226 East  
4th Street, Waterford, PA 16441  
PARCEL NUMBER: 46-007-  
028.0-015.00

IMPROVEMENTS: Residential  
Property

David Neeren, Esquire

PA ID #204252

UDREN LAW OFFICES, P.C.  
Woodcrest Corporate Center  
111 Woodcrest Road, Suite 200  
Cherry Hill, NJ 08003-3620  
856-669-5400

Jan. 27 and Feb. 3, 10

**SALE NO. 12**

**Ex. #11870 of 2016**

**PNC Bank, National Association  
Plaintiff**

**v.**

**UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS AND  
ALL PERSONS, FIRMS OR  
ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST**

**FROM OR UNDER MARY J.  
THOMAS, UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS AND  
ALL PERSONS, FIRMS OR  
ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST  
FROM OR UNDER MICHAEL  
E. THOMAS, Defendant(s)**

**DESCRIPTION**

ALL THAT CERTAIN LOT  
OF LAND SITUATE IN CITY  
OF ERIE, ERIE COUNTY,  
PENNSYLVANIA:

BEING KNOWN AS 619 E 10TH  
ST, Erie, PA 16503

PARCEL NUMBER: (15)2032-213  
IMPROVEMENTS: Residential  
Property

Sherri J. Braunstein, Esquire

PA ID #90675

UDREN LAW OFFICES, P.C.  
Woodcrest Corporate Center  
111 Woodcrest Road, Suite 200  
Cherry Hill, NJ 08003-3620  
856-669-5400

Jan. 27 and Feb. 3, 10

**SALE NO. 13**

**Ex. #11378 of 2016**

**Beal Bank, Plaintiff**

**v.**

**Bobby C. Braswell and Betty D.  
Braswell, Defendant  
SHERIFF'S SALE**

By virtue of a Writ of Execution  
filed to No. 11378-16, Beal Bank  
vs. Bobby C. Braswell and Betty  
D. Braswell, owners of property  
situated in Concord Township, Erie  
County, Pennsylvania being 12621  
Ormsbee Rd, Elgin, PA 16413

2.89 Acres

Assessment Map number:  
03015035000102

Assessed Value figure: \$64,300.00  
Improvement thereon: Residential  
Dwelling

Robert W. Williams, Esquire

1 E. Stow Road

Marlton, NJ 08053

(856) 482-1400

Jan. 27 and Feb. 3, 10

**SALE NO. 14**

**Ex. #10069 of 2016**

**Ditech Financial, LLC, Plaintiff**

**v.**

**Thomas M. Fedorka a/k/a  
Thomas Fedorka, Joyce Potter**

**and Kelly J. Fedorka a/k/a Kelly  
Fedorka, Defendants  
SHERIFF'S SALE**

By virtue of a Writ of Execution filed  
to No. 10069-16, Ditech Financial,  
LLC vs. Thomas M. Fedorka a/k/a  
Thomas Fedorka, Joyce Potter  
and Kelly J. Fedorka a/k/a Kelly  
Fedorka, owners of property  
situated in Le Boeuf Township, Erie  
County; Pennsylvania being 3589  
Route 6, Waterford, PA 16441

2 Acres

Assessment Map number: 30-20-8-  
63.01

Assessed Value figure: \$152,370.00  
Improvement thereon: Residential  
Dwelling

Robert W. Williams, Esquire

1 E. Stow Road

Marlton, NJ 08053

(856) 482-1400

Jan. 27 and Feb. 3, 10

**SALE NO. 15**

**Ex. #12150 of 2015**

**Bayview Loan Servicing, LLC,  
a Delaware Limited Liability  
Company, Plaintiff**

**v.**

**Carl D. Lindy Original  
Mortgagor and Craig J. Johnston  
Real Owner, Defendant  
SHERIFF'S SALE**

By virtue of a Writ of Execution  
filed to No. 2015-12150, Bayview  
Loan Servicing, LLC, a Delaware  
Limited Liability Company vs.  
Carl D. Lindy Original Mortgagor  
and Craig J. Johnston Real  
Owner, of property situated in  
Millcreek Township, Erie County,  
Pennsylvania being 5311 Helen St.,  
Erie, PA 16505

.3444 Acres

Assessment Map number: 33-040-  
13810-011.00

Assessed Value figure: \$97,530.00  
Improvement thereon: Residential  
Dwelling

Robert W. Williams, Esquire

1 E. Stow Road

Marlton, NJ 08053

(856) 482-1400

Jan. 27 and Feb. 3, 10

**SALE NO. 16**

**Ex. #13369 of 2014**

**Wells Fargo Bank, NA Successor  
by merger with Wells Fargo  
Home Mortgage, Inc., Plaintiff  
v.**

**Teri L. Madden, Unknown  
heirs, successors, assigns, and  
all persons, firms or associations  
claiming right, title, or interest  
from or under William A.  
Madden, Deceased Mortgagor  
and Real Owner, Bernice Y.  
Wieczorek, heir of William A.  
Madden, Deceased Mortgagor  
and Real Owner and Tom  
Casner, heir of William A.  
Madden, Deceased Mortgagor  
and Real Owner, Defendants**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 13369-14, Wells Fargo Bank, NA successor by merger with Wells Fargo Home Mortgage, Inc. vs. Teri L. Madden, Unknown heirs, successors, assigns, and all persons, firms or associations claiming right, title, or interest from or under William A. Madden, Deceased Mortgagor and Real Owner, Bernice Y. Wieczorek, heir of William A. Madden, Deceased Mortgagor and Real Owner and Tom Casner, heir of William A. Madden, Deceased Mortgagor and Real Owner, owners of property situated in Erie City, Erie County, Pennsylvania being 2639 E. 28th St., Erie, PA 16510  
Assessment Map number: (18) 5144-204  
Assessed Value figure: \$78,170.00  
Improvement thereon: Residential Dwelling  
Robert W. Williams, Esquire  
1 E. Stow Road  
Marlton, NJ 08053  
(856) 482-1400

Jan. 27 and Feb. 3, 10

**SALE NO. 17**

**Ex. #10291 of 2016**

**Wilmington Savings Fund  
Society, FSB, d/b/a Christiana  
Trust, as indenture trustee, for  
the CSMC 2015-RPL1 Trust,  
Mortgage-Backed Notes, Series  
2015-RPL1, Plaintiff  
v.**

**Scott D. Van Buskirk a/k/a**

**Scott Van Buskirk, Defendant  
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 10291-16, Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, as indenture trustee, for the CSMC 2015-RPL1 Trust, Mortgage-Backed Notes, Series 2015-RPL1 vs. Scott D. Van Buskirk a/k/a Scott Van Buskirk, owner of property situated in Erie City, Erie County, Pennsylvania being 1027 W 29th St, Erie, PA 16508  
0.1085 Acres  
Assessment Map number: 19-6038-313  
Assessed Value figure: \$78,800.00  
Improvement thereon: Residential Dwelling  
Robert W. Williams, Esquire  
1 E. Stow Road  
Marlton, PA 08053  
(856) 482-1400

Jan. 27 and Feb. 3, 10

**SALE NO. 18**

**Ex. #12368 of 2016**

**U.S. Bank National Association,  
as Trustee, for Residential Asset  
Securities Corporation, Home  
Equity Mortgage Asset-Backed  
Pass-Through Certificates, Series  
2006-Emx3, Plaintiff  
v.**

**Jeffrey E. Flagg a/k/a Jeffrey  
Flagg Defendant(s)  
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 12368-16, U.S. Bank National Association, as Trustee, for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2006-Emx3 vs. Jeffrey E. Flagg a/k/a Jeffrey Flagg  
Amount Due: \$88,456.43  
Jeffrey E. Flagg a/k/a Jeffrey Flagg, owner(s) of property situated in ERIE CITY, 3RD, Erie County, Pennsylvania being 922 West 9th Street, Erie, PA 16502-1129  
Dimensions: 414.5' x 165'  
Acreage: 0.1553  
Assessment Map number: 16030047023700  
Assessed Value: \$83,430.00  
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

Jan. 27 and Feb. 3, 10

**SALE NO. 19**

**Ex. #12541 of 2016**

**The Bank of New York Mellon  
f/k/a The Bank of New York,  
as Trustee on Behalf of Cit  
Mortgage Loan Trust 2007-1,  
Plaintiff  
v.**

**Jennifer Mcgarvie, Defendant(s)  
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 12541-16, The Bank of New York Mellon f/k/a The Bank of New York, as Trustee on Behalf of Cit Mortgage Loan Trust 2007-1 vs. Jennifer Mcgarvie  
Amount Due: \$70,672.77  
Jennifer Mcgarvie, owner(s) of property situated in WESLEYVILLE BOROUGH, Erie County, Pennsylvania being 3514 Edison Avenue, Wesleyville, PA 16510  
Square Feet: 1,042  
Assessment Map number: 50002036000600  
Assessed Value: \$71,180.00  
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

Jan. 27 and Feb. 3, 10

**SALE NO. 20**

**Ex. #11043 of 2016**

**Wells Fargo Bank, NA, Plaintiff  
v.**

**Cori M. Miller a/k/a Cori Miller  
Albert R. Isiminger a/k/a Albert  
Isiminger, Defendant(s)  
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 11043-2016, Wells Fargo Bank, NA vs. Cori M. Miller a/k/a Cori Miller, Albert R. Isiminger a/k/a Albert Isiminger  
Amount Due: \$95,444.34  
Cori M. Miller a/k/a Cori Miller,

Albert R. Isiminger a/k/a Albert Isiminger, owner(s) of property situated in UNION TOWNSHIP, Erie County, Pennsylvania being 9100 Concord Road, Union City, PA 16438-7926  
Acreage: 4.2500  
Assessment Map number: 410414041000100  
Assessed Value: \$92,020.00  
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

Jan. 27 and Feb. 3, 10

**SALE NO. 21**

**Ex. #12766 of 2015**

**U.S. Bank National Association  
f/k/a Firststar Bank, N.A. fka  
Star Bank, N.A. s/b/m to Great  
Financial Bank, FSB s/b/m to  
Lincoln Service Corporation,  
Plaintiff**

**v.**

**Ralph Maloney, in His Capacity  
as Executor of The Estate of  
Caroline Maloney, Deceased,  
Defendant(s)**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 2015-12766, U.S. Bank National Association f/k/a Firststar Bank, N.A. f/k/a Star Bank, N.A. s/b/m to Great Financial Bank, FSB s/b/m to Lincoln Service Corporation vs. Ralph Maloney, in His Capacity as Executor of The Estate of Caroline Maloney, Deceased  
Amount Due: \$22,409.68  
Ralph Maloney, in His Capacity as Executor of The Estate of Caroline Maloney, Deceased, owner(s) of property situated in ERIE CITY, 2ND, Erie County, Pennsylvania being 549 East 13th Street, Erie, PA 16503-1229  
Dimensions: 33.5 X 105  
Acreage: 0.0808  
Assessment Map number: 15020028020400  
Assessed Value: \$36,500  
Improvement thereon: residential  
Phelan Hallinan Diamond & Jones, LLP  
One Penn Center at Suburban

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

Jan. 27 and Feb. 3, 10

**SALE NO. 22**

**Ex. #13181 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 2006-  
Rp1, Plaintiff**

**v.**

**Tracy M. Stuftt**

**Frank E. Wentling, Defendant(s)**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 13181-15, 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 2006-Rp1 vs. Tracy M. Stuftt, Frank E. Wentling  
Amount Due: \$75,127.06  
Tracy M. Stuftt, Frank E. Wentling, owner(s) of property situated in ERIE CITY, Erie County, Pennsylvania being 3015 French Street, Erie, PA 16504-1066  
Dimensions: 35 X 110  
Acreage: 0.0884  
Assessment Map number: 18-050-086.0-225.00  
Assessed Value: \$75,020.00  
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

Jan. 27 and Feb. 3, 10

**SALE NO. 23**

**Ex. #12464 of 2016**

**Pennymac Loan Services, LLC,  
Plaintiff**

**v.**

**Kristina L. Westcott,  
Defendant(s)**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 2016-12464, Pennymac

Loan Services, LLC vs. Kristina L. Westcott  
Amount Due: \$159,452.65  
Kristina L. Westcott, owner(s) of property situated in ERIE CITY, Erie County, Pennsylvania being 236 Beverly Drive, Erie, PA 16505  
Square Feet: 1,856  
Assessment Map number: 17041033021200  
Assessed Value: \$ 162,600.00  
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

Jan. 27 and Feb. 3, 10

**SALE NO. 24**

**Ex. #12094 of 2016**

**Nationstar Mortgage LLC**

**v.**

**Eric J. Andrzejewski and  
Alison L. Pope**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 12094-16, Nationstar Mortgage LLC vs. Eric J. Andrzejewski and Alison L. Pope, owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 647 Payne Avenue, Erie, PA 16503  
0.1446  
Assessment Map number: 14011005011900  
Assessed Value figure: \$49,800.00  
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

Jan. 27 and Feb. 3, 10

**SALE NO. 25**

**Ex. #10165 of 2016**

**Nationstar Mortgage LLC,  
Plaintiff**

**v.**

**Paul A. Bizzarro and Kathleen S.  
Bizzarro and Angelo R. Bizzarro  
and United States of America,  
Defendant**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 10165-16, Nationstar Mortgage LLC vs. Paul A. Bizzarro and Kathleen S. Bizzarro and Angelo R. Bizzarro and United States of America, owner(s) of property situated in Township of Millcreek, Erie County, Pennsylvania being 1450 Nicholson Street, Erie, PA 16509  
0.2663

Assessment Map number: (33) 100-431-18

Assessed Value figure: \$ 102,400.00  
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

Jan. 27 and Feb. 3, 10

**SALE NO. 26**

**Ex. #10954 of 2016**

**Nationstar Mortgage LLC,  
Plaintiff**

**v.**

**Darrell L. Hall, Defendant**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 2016-10954, Nationstar Mortgage LLC vs. Darrell L. Hall, owner(s) of property situated in Township of Concord, Erie County, Pennsylvania being 13866 Stewart Road, Corry, PA 16407  
1.000

Assessment Map number:  
03004009000602

Assessed Value figure: \$107,780.00  
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

Jan. 27 and Feb. 3, 10

**SALE NO. 27**

**Ex. #11964 of 2016**

**U.S. Bank National Association  
as Indenture Trustee for CSMC  
Trust 2014-CIM1 Mortgage-  
Backed Notes, Series 2014-CIM1,  
Plaintiff**

**v.**

**Cecil W. Sparks and Joetta  
Sparks, Defendants  
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 11964-16, U.S. Bank National Association as Indenture Trustee for CSMC Trust 2014-CIM1 Mortgage-Backed Notes Series 2014-CIM1 vs. Cecil W. Sparks and Joetta Sparks, owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 704 Plum Street, Erie, PA 16502  
0.0500

Assessment Map number:  
17040028010700

Assessed Value figure: \$52,110.00  
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

Jan. 27 and Feb. 3, 10

**SALE NO. 28**

**Ex. #11102 of 2013**

**Christiana Trust, a division of  
Wilmington Savings Fund, et al,  
Plaintiff**

**v.**

**Barry A. Brumett a/k/a Barry  
Brumett and Melissa Brumett  
a/k/a Melissa Brumett,  
Defendants**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 11102-13, Christiana Trust, a division of Wilmington Savings Fund, et al vs. Barry A. Brumett a/k/a Barry Brumett and Melissa Brumett a/k/a Melissa A. Brumett, owner(s) of property situated in Township of Venango, Erie County, Pennsylvania being 14091 Route 8 a/k/a 14091 Route 8/89, Wattsburgh, PA 16442  
2.15 acres; 1632 square feet

Assessment Map number:  
44021033001501

Assessed Value figure: 129,990  
Improvement thereon: Residential Dwelling

Stephen M. Hladik, Esq.  
298 Wissahickon Ave  
North Wales, PA 19454

215-855-9521

Jan. 27 and Feb. 3, 10

**SALE NO. 29**

**Ex. #11770 of 2016**

**PROF-2013-S3, et al, Plaintiff  
v.**

**Wayne M. VanLoven, et al.,  
Defendants**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 11770-16, PROF-2013-S3, et al vs. Wayne M. VanLoven, et al  
Wayne M. VanLoven a/k/a  
Wayne M. VanLoven and Cathy L. VanLoven, owner(s) of property situated in Borough of Wesleyville, Erie County, Pennsylvania being 1708 Market Street, Wesleyville Borough, PA 16510  
0947 acres; 1440 square feet

Assessment Map number:  
50001005000500

Assessed Value figure 75,120  
Improvement thereon: Residential Dwelling

Stephen M. Hladik, Esq.  
298 Wissahickon Ave  
North Wales, PA 19454  
215-855-9521

Jan. 27 and Feb. 3, 10

**SALE NO. 30**

**Ex. #12487 of 2016**

**Central Mortgage Company,  
Plaintiff**

**v.**

**Amy B. Lowes n/b/m Amy B.  
Weber and Frederick M. Weber,  
Defendants**

**DESCRIPTION**

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

The residue of land on the east side of Wales Road as identified on a map recorded with the Erie County Recorder of Deeds on August 19, 1999 at Map Book 1999, page 264 consisting of 53.225 acres more or less and the residue of land on the west side of Wales Road consisting of .687 acres more or less.

Fee Simple Title Vested in Amy B. Lowes, now by marriage, Amy B. Weber and Frederick M. Weber,



husband and wife by deed from, Amy B. Lowes, now by marriage, Amy B. Weber and Frederick M. Weber, husband and wife, dated 5/16/2003, recorded 7/21/2003, in the Erie County Recorder of deeds in Deed Book 1038, Page 2112, as Instrument No. 37598.

PROPERTY ADDRESS: 5680 Wales Road, Erie, PA 16510. PARCEL ID # (27) 77-238-9 & (27) 77-239-13

M. TROY FREEDMAN, ESQUIRE STERN & EISENBERG, PC  
1581 Main Street, Suite 200  
The Shops at Valley Square  
Warrington, PA 18976  
(215) 572-8111

Jan. 27 and Feb. 3, 10

**SALE NO. 31**

**Ex. #12378 of 2016**

**Beneficial Consumer Discount  
Company d/b/a Beneficial  
Mortgage Co. of Pennsylvania,  
Plaintiff**

**v.**

**Van A. Miller and Ellen Miller,  
Defendant**

**DESCRIPTION**

By virtue of a Writ of Execution filed to No. 12378-16, Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Co of Pennsylvania v. Van A. Miller and Ellen Miller

Van A. Miller and Ellen Miller, owners of property situated in the Township of Waterford, Erie County, Pennsylvania being 1024 Old State Road, Waterford, Pennsylvania 16441.

Tax I.D. No. 47027064000406  
Assessment: \$ 72,469.56

Improvements: Residential Dwelling

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

215-790-1010

Jan. 27 and Feb. 3, 10

**SALE NO. 32**

**Ex. #12418 of 2016**

**Lakeview Loan Servicing, LLC,  
Plaintiff**

**v.**

**Justine C. Patterson, Defendant  
DESCRIPTION**

By virtue of a Writ of Execution filed to No. 12418-2016 Lakeview Loan Servicing, LLC v. Justin C. Patterson

Justin C. Patterson, owners of property situated in the Township of North East, Erie County, Pennsylvania being 1041 Freeport Road, North East, Pennsylvania 16428.

Tax I.D. No. 370050405001400  
Assessment: \$ 98,450.35

Improvements: Residential Dwelling

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

215-790-1010

Jan. 27 and Feb. 3, 10

**SALE NO. 33**

**Ex. #12778 of 2014**

**PNC Bank, National Association,  
Plaintiff**

**v.**

**All Known and Unknown  
Heirs of Robert F. Aylsworth,  
Defendant**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 12778-2014, PNC BANK, NATIONAL ASSOCIATION vs. ALL KNOWN AND UNKNOWN HEIRS OF ROBERT F. AYLSWORTH

ALL KNOWN AND UNKNOWN HEIRS OF ROBERT F. AYLSWORTH, owner(s) of property situated in TOWNSHIP OF FAIRVIEW, Erie County, Pennsylvania being 7420 BEAR CREEK ROAD, FAIRVIEW, PA 16415

Assessment Map number: 21-64-121-4.01

Assessed Value figure: \$152,000.00  
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

Jan. 27 and Feb. 3, 10

**SALE NO. 34**

**Ex. #12151 of 2015**

**PNC Bank, National Association,**

**Plaintiff**

**v.**

**Angela C. Collins, Aaron B. Collins, and The United States of America, Defendants  
SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 12151-2015, PNC BANK, NATIONAL ASSOCIATION vs. ANGELA C. COLLINS, AARON B. COLLINS, and THE UNITED STATES OF AMERICA

ANGELA C. COLLINS and AARON B. COLLINS, owner(s) of property situated in CITY OF ERIE, Erie County, Pennsylvania being 501 CASCADE STREET, ERIE, PENNSYLVANIA 16507

1275 square feet

Assessment Map number:

17040029011700

Assessed Value figure: \$57,760.00

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

Jan. 27 and Feb. 3, 10

**SALE NO. 35**

**Ex. #11893 of 2015**

**PNC Bank, National Association,  
Plaintiff**

**v.**

**Richard Ruark, Administrator of The Estate of Aaron C. Ruark, a/k/a Aaron Ruark, a/k/a Aaron Charles Lloyd Ruark, and all unknown heirs of the Estate of Aaron C. Ruark, a/k/a Aaron Ruark, a/k/a Aaron Charles Lloyd Ruark, Defendants**

**SHERIFF'S SALE**

By virtue of a Writ of Execution filed to No. 11893-15, PNC BANK, NATIONAL ASSOCIATION vs RICHARD RUARK, ADMINISTRATOR OF THE ESTATE OF AARON C. RUARK, a/k/a AARON RUARK, a/k/a AARON CHARLES LLOYD RUARK, and ALL UNKNOWN HEIRS OF THE ESTATE OF AARON C. RUARK, a/k/a AARON RUARK, a/k/a AARON CHARLES LLOYD RUARK, owner(s) of

property situated in CITY OF ERIE  
 Erie County, Pennsylvania being  
 3229 PINE AVENUE, ERIE, PA  
 16504  
 1351 square feet  
 Assessment Map number: 18-5071-  
 103  
 Assessed Value figure: \$68,500  
 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

Jan. 27 and Feb. 3, 10

**SALE NO. 36**

**Ex. #12527 of 2016**

**LSF9 Master Participation Trust,  
 Plaintiff**

**v.**

**Joseph M. & Jennifer  
 Pruchniewski, Defendants**

**SHERIFF'S SALE**

By virtue of a Writ of Execution  
 filed to No. 12527-2016, LSF9  
 Master Participation Trust vs.  
 Joseph M. & Jennifer Pruchniewski  
 Joseph M. & Jennifer Pruchniewski,  
 owner(s) of property situated in  
 Conneaut Township, Erie County,  
 Pennsylvania being 10510 Knapp  
 Road, Albion, PA 16401  
 LOT 4 10.751 AC; square feet  
 2,080; acreage 10.7510, Frame  
 Utility Shed 10 x 15  
 Assessment Map number:  
 04016042001604  
 Assessed Value figure: \$ 189,700  
 Improvement thereon: single family  
 dwelling  
 Keri P. Ebeck, Esquire  
 PA ID #91298  
 Weitman, Weinberg & Reis  
 436 7th Avenue, Suite 2500  
 Pittsburgh, PA 15219  
 (412) 434-7955

Jan. 27 and Feb. 3, 10

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814/734-3787

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NOTICE BY  
KENNETH J. GAMBLE

Clerk of Records,  
Register of Wills and Ex-Officio Clerk of  
the Orphans' Court Division, of the  
Court of Common Pleas of Erie County, Pennsylvania

The following Executors, Administrators, Guardians and Trustees have filed their Accounts in the Office of the Clerk of Records, Register of Wills and Orphans' Court Division and the same will be presented to the Orphans' Court of Erie County at the Court House, City of Erie, on **Wednesday, January 11, 2017** and confirmed Nisi.

**February 22, 2017** is the last day on which Objections may be filed to any of these accounts.

Accounts in proper form and to which no Objections are filed will be audited and confirmed absolutely. A time will be fixed for auditing and taking of testimony where necessary in all other accounts.

<u>2017</u>	<u>ESTATE</u>	<u>ACCOUNTANT</u>	<u>ATTORNEY</u>
10.	Ruby M. Loop .....	William H. Loop, Executor .....	Brian D. Arrowsmith, Esq.
11.	Robin Powers .....	Catherine Gillespie, Executrix .....	David J. Rhodes, Esq.

KENNETH J. GAMBLE  
Clerk of Records  
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Jan. 20, 27



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

**FIRST PUBLICATION**

**APPLETON, MARILYN JEAN, deceased**

Late of West Springfield Village, County of Erie, Commonwealth of Pennsylvania  
*Co-Executors:* Lora L. Shuster, 887 Sandusky Street, Conneaut, OH 44030 and Lisa M. Goodwill, 454 Washington Street, Conneaut, OH 44030  
*Attorney:* Charles N. Lafferty, Esq., 365 Main Street, Conneaut, OH 44030

**BOWSER, CLIFTON RAY, deceased**

Late of Millcreek Township, County of Erie, Commonwealth of Pennsylvania  
*Executrix:* Diana Mae Blandi, c/o Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie PA 16506-4508  
*Attorney:* Colleen R. Stumpf, Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506-4508

**CALDWELL, BRUNHILDE CH., a/k/a B. CHRISTEL CALDWELL, deceased**

Late of the Township of Fairview, Erie County, Pennsylvania  
*Executor:* Anita Justinus, c/o Martone & Peasley, 150 West Fifth Street, Erie, Pennsylvania 16507  
*Attorney:* Joseph P. Martone, Esq., Martone & Peasley, 150 West Fifth Street, Erie, Pennsylvania 16507

**CONNORS, ELOUISE P., deceased**

Late of the Borough of Edinboro, County of Erie, Commonwealth of Pennsylvania  
*Executor:* Michael W. Connors, 41 Greenleaf Drive, Florence, MA 01062-9768  
*Attorneys:* MacDonald, Illig, Jones & Britton LLP, 100 State Street, Suite 700, Erie, PA 16507-1459

**GRADLER, GERALD A., deceased**

Late of the City of the Township of Harborcreek, County of Erie and Commonwealth of Pennsylvania  
*Executrix:* Danelle Osborn  
*Attorney:* Thomas J. Minarcik, Esquire, Elderkin Law Firm, 150 East 8th Street, Erie, PA 16501

**HAWK, FRANCES M., a/k/a FRANCES MAY HAWK, deceased**

Late of Fairview Township, County of Erie  
*Executor:* Vance D. Payne, c/o Thomas A. Testi, Esq., 3952 Avonia Road, P.O. Box 413, Fairview, PA 16415  
*Attorney:* Thomas A. Testi, Esq., 3952 Avonia Road, P.O. Box 413, Fairview, PA 16415

**HOPWOOD, RICHARD J. SR., deceased**

Late of City of Erie, County of Erie, Commonwealth of Pennsylvania  
*Personal Representative:* PA Soldiers' and Sailors' Home, c/o Stephen J. Bushinski, Esq., Dept. of Military and Veterans Affairs, Bldg. 7-36, Fort Indiantown Gap, Annville, PA 17003  
*Attorney:* Stephen J. Bushinski, Esq., Dept. of Military and Veterans Affairs, Bldg. 7-36, Fort Indiantown Gap, Annville, PA 17003

**JENSEN, JOYCE ANN, a/k/a JOYCE JENSEN, deceased**

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania  
*Executor:* John Martin Jensen  
*Attorney:* David J. Rhodes, Esquire, Elderkin Law Firm, 150 East 8th Street, Erie, PA 16501

**KOWALSKI, HELEN R., deceased**

Late of the City of Erie  
*Executor:* Barbara J. Kwiatkowski, 802 Michigan Blvd., Erie PA 16505  
*Attorney:* None

**MILLER, ROBERT H., a/k/a ROBERT MILLER, deceased**

Late of Cranesville Borough, Erie County, Commonwealth of Pennsylvania  
*Executor:* Michael D. Miller, c/o 120 W. 10th Street, Erie, PA 16501  
*Attorney:* Christine Hall McClure, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West 10th Street, Erie, PA 16501

**MOHR, SUE R., a/k/a SUE MOHR, deceased**

Late of Millcreek Township, County of Erie  
*Executrix:* Marilyn Louise Ferringer, c/o Thomas A. Testi, Esq., 3952 Avonia Road, P.O. Box 413, Fairview, PA 16415  
*Attorney:* Thomas A. Testi, Esq., 3952 Avonia Road, P.O. Box 413, Fairview, PA 16415

**WEBBER, SARA L., deceased**

Late of the City of Erie, County of Erie and State of Pennsylvania  
*Co-Executors:* Randy C. Webber, 837 Rice Avenue, Girard, PA 16417 and Melody L. Webber, 3022 Liberty Street, Erie, PA 16508  
*Attorney:* Edwin W. Smith, Esq., Shapira, Hutzelman & Smith, 305 West Sixth Street, Erie, PA 16507

**SECOND PUBLICATION**

**ARMSTRONG, TIMOTHY T., deceased**

Late of the City of Erie  
*Executor:* Larry D. Meredith, 2021 E. 20th St., Erie, PA 16510  
*Attorney:* Larry D. Meredith, 2021 E. 20th St., Erie, PA 16510

**CARRIER, DOLORES A., deceased**

Late of Springfield Township, Erie County, Pennsylvania  
*Executrix:* Terry Leigh Blood 12255 West Lake Road, East Springfield, PA 16411  
*Attorney:* Ralph R. Riehl, III, 2580 West 8th Street, Erie, Pennsylvania 16505

**CIANO, SARA E., deceased**

Late of the City of Erie, County of Erie, and State of Pennsylvania  
*Administratrix:* Jacqueline A. Ciano, c/o Loughren, Loughren & Loughren, P.C., 310 Grant Street, Suite 2800, Pittsburgh, PA 15219  
*Attorney:* Loughren, Loughren & Loughren, P.C. 310 Grant Street, Suite 2800, Pittsburgh, PA 15219

**CORSALE, CATHERINE, a/k/a CATHERINE WIECZOREK, deceased**

Late of the Township of Summit, County of Erie, and State of Pennsylvania  
*Administrator:* Daniel Corsale, c/o Loughren, Loughren & Loughren, P.C., 310 Grant Street, Suite 2800, Pittsburgh, PA 15219  
*Attorney:* Loughren, Loughren & Loughren, P.C. 310 Grant Street, Suite 2800, Pittsburgh, PA 15219

**CUZZOLA, CHRISTOPHER J., deceased**

Late of Millcreek Township, Erie County, Pennsylvania  
*Administrator:* B. Scott Kern, 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

**KARNEY, KATHLEEN J., deceased**

Late of the City of Erie, County of Erie and State of Pennsylvania  
*Administrator:* Mary Lou Karney, c/o 227 West 5th Street, Erie, PA 16507  
*Attorney:* Mark O. Prenatt, Esquire, 227 West 5th Street, Erie, PA 16507

**MALY, SOPHIE A., deceased**

Late of the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania  
*Executrix:* Nicolette Azicri, c/o 504 State Street, 3rd floor, Erie, PA 16501  
*Attorney:* Michael J. Nies, Esquire, 504 State Street, 3rd Floor, Erie, PA 16501

**MELLO, GREGORY J., a/k/a GREGORY JAMES MELLO, deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania  
*Administrator C.T.A.:* Timothy C. Mello, c/o Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506  
*Attorney:* Darlene M. Vlahos, Esq., c/o Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506

**PORTER, ANNA MAE, deceased**

Late of the City of Erie, Commonwealth of Pennsylvania  
*Administrator:* Walter Crosby, 2118 Parade Street, Erie, PA 16503  
*Attorney:* Kevin W. Barron, Esquire, 821 State Street, Erie, PA 16501

**RESSLER, JOHN HOWARD, a/k/a JOHN RESSLER, deceased**

Late of Fairview Township, County of Erie  
*Executrix:* Mary E. Cerveney, c/o Thomas A. Testi, Esq., 3952 Avonia Road, P.O. Box 413, Fairview, PA 16415  
*Attorney:* Thomas A. Testi, Esq., 3952 Avonia Road, P.O. Box 413, Fairview, PA 16415

**ROUNDS, MARY E., deceased**

Late of the City of Erie, Commonwealth of Pennsylvania  
*Executor:* Thomas B. Rounds, c/o Vendetti & Vendetti, 3820 Liberty Street, Erie, Pennsylvania 16509  
*Attorney:* Richard A. Vendetti, Esq., Vendetti & Vendetti, 3820 Liberty Street, Erie, PA 16509

**TOLCIU, DANIEL S., deceased**

Late of the City of Erie, County of Erie, and Commonwealth of Pennsylvania  
*Executor:* David J. Rhodes  
*Attorney:* Thomas J. Minarcik, Esquire, Elderkin Law Firm, 150 East 8th Street, Erie, PA 16501

**THIRD 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. Schonhaler,  
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

## CHANGES IN CONTACT INFORMATION OF ECBA MEMBERS

LUIGI P. MONTAGNA..... New Telephone (814) 833-5369  
.....New Email: [lmontagnalaw@gmail.com](mailto:lmontagnalaw@gmail.com)

JOY E. TAYLOR.....(724) 720-1284  
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