

# *Erie County Legal Journal*

**Vol. 100 No. 5**

February 3, 2017



# 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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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, 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

Craig Murphey President

Eric J. Purchase, First Vice President  
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Mary Alfieri Richmond  
William C. Wagner

IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE WESTERN DISTRICT OF PENNSYLVANIA  
MOTION COURT DATES FOR JUDGE THOMAS P. AGRESTI  
ERIE AND PITTSBURGH DIVISION CASES

**FEBRUARY 2017 NOTICE**

The following is a list of *February 2017, March 2017 and April 2017* motion court dates and times to be used for the scheduling of motions pursuant to *Local Rule 9013-5(a)* before **Judge Thomas P. Agresti** in the Erie and Pittsburgh Divisions of the Court. The use of these dates for scheduling motions consistent with the requirements of *Local Rule 9013-5(a)* is summarized below and on Judge Agresti's website at: [www.pawb.uscourts.gov](http://www.pawb.uscourts.gov). *The motions will be heard in the Erie Bankruptcy Courtroom, U.S. Courthouse, 17 South Park Row, Erie, PA 16501 and Courtroom C, 54th Floor, U.S. Steel Building, 600 Grant Street, Pittsburgh, PA 15219.*

Counsel for a moving party shall select one of the following dates and times for matters subject to the "self-scheduling" provisions of the *Local Bankruptcy Rules* and the Judge's procedures, insert same on the notice of hearing for the motion, and serve the notice on all respondents, trustee(s) and parties in interest. Where a particular type of motion is listed at a designated time, filers shall utilize that time for the indicated motions(s) *unless*: (a) special arrangements have been approved in advance by the Court, or, (b) another motion in the same bankruptcy case has already been set for hearing at a different time and the moving party chooses to use the same date and time as the previously scheduled matter.

**SCHEDULE CHAPTERS 13 MOTIONS ON:**

Select the following times, EXCEPT for the specific matters to be scheduled at 11:30 a.m.:

Wednesday, February 8, 2017	9:30 a.m.:	Open for all Erie and Pittsburgh Ch. 13 matters
Wednesday, March 1, 2017	10:00 a.m.:	Open for all Erie and Pittsburgh Ch. 13 matters
Wednesday, March 29, 2017	10:30 a.m.:	Open for all Erie and Pittsburgh Ch. 13 matters
Wednesday, April 26, 2017	11:00 a.m.:	Open for all Erie and Pittsburgh Ch. 13 matters
	11:30 a.m.:	Ch. 13 Sale, Financing and Extended Impose Stay

NOTE: Chapter 12 matters are now scheduled on Ch. 11/7 Motion Court days, only.

**SCHEDULE CHAPTERS 12, 11 & 7 MOTIONS ON:**

Select the following times, EXCEPT for Ch. 7 Motions to Extend/Impose Stay scheduled only at 11:00 am, and, all sale motions and all Ch. 12 matters which are only to be scheduled at 11:30 a.m.:

Thursday, February 2, 2017	9:30 a.m.:	Open for all Erie & Pittsburgh Ch. 11 matters
Thursday, February 16, 2017**	10:00 a.m.:	Open for all Erie & Pittsburgh Ch. 11 matters
Thursday, March 9, 2017	10:30 a.m.:	Open for all Erie & Pittsburgh Ch. 7 matters
Thursday, March 23, 2017	11:00 a.m.:	Open for all Erie & Pittsburgh Ch. 7 matters,
Thursday, April 6, 2017		including all Ch. 7 Motions to Extend/Impose Stay
Monday, April 17, 2017	11:30 a.m.:	Ch. 11 and 7 Sale motions and all Chapter 12 matters at this time, only

*\*\*On Feb. 16, 2017, morning times are no longer available. Please select 2:00 p.m., 2:30 p.m., or 3:00 p.m., only.*

***ALL OF THE ABOVE DATES ARE SUBJECT TO REVISION. Please check each month for any changes in the dates that have been published previously. THIS SCHEDULE CAN BE VIEWED ON PACER*** (Public Access to Court Electronic Records) and on the Court's Web Site ([www.pawb.uscourts.gov](http://www.pawb.uscourts.gov)).

Michael R. Rhodes  
Clerk of Court

Feb. 3

**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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# ADR in Western Pennsylvania's Federal Court: Past, Present, and Future

**Thursday, February 16, 2017**

U.S District Court for the Western District of PA, 17 South Park Row, Erie, PA

**Schedule:** Registration – 10:30 a.m. • First Seminar – 10:45 – 11:45  
Brief lunch break with boxed lunch provided – 11:45 – Noon  
Second Seminar – 12:00 p.m. – 1:00 p.m.

**Cost:** \$94.00 for both seminars, lunch, and CLE credit

*Includes ECBA members and non-members admitted to the Western District Court*

**2 Hours Substantive CLE Credit**



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## ***Situational Awareness in Trial Advocacy*** by The Honorable Arthur J. Schwab, Pittsburgh, PA

---

## ***ADR Program: 10 Years in the Making***

Kicking off this second seminar will be a 10-minute video history on the Western District's Alternate Dispute Resolution process, followed by an overview of the Stipulation Process, and discussion of the three available ADR programs. Topics discussed will also include: what may be done during discovery, case management matters, and avoiding sanctions.



**The Honorable  
Arthur J. Schwab**

Pittsburgh, PA



**The Honorable  
Susan P. Baxter**

Erie, PA



**The Honorable  
Thomas P. Agresti**

Erie, PA



**W. Patrick Delaney,  
Esquire**

MacDonald, Illig, Jones &  
Britton LLP

Erie, PA



**Richard A.  
Lanzillo, Esquire**

Knox McLaughlin  
Gornall & Sennett, P.C.

Erie PA



**Lisa Smith  
Presta, Esquire**

MacDonald, Illig,  
Jones & Britton LLP

Erie, PA

***Reservations due to the ECBA office by Wednesday, February 8***

***Cancellation Policy for ECBA Events/Seminars:***

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

**Online!**  
**REGISTRATION**  
Available at  
**www.eriebar.com**

**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: Leverage Law
2. The address including number and street, if any, of the principal place of business: 1613 West 45th Street, Erie, PA 16509
3. The name and address of the persons who are party to the registration: Matthew S. Thomas, 1613 West 45th St., Erie, PA 16509
4. Registration for the fictitious name was filed with the Department of State under the Fictitious Names Act on or about January 9, 2017.

Feb. 3

**LEGAL NOTICE**

In The Court of Common Pleas  
Erie County  
Civil Action – Law  
No. 12783-16

Notice of Action in  
Mortgage Foreclosure  
Quicken Loans Inc., Plaintiff vs. The  
Unknown Heirs of John W. Bennett,  
Deceased, Mortgagor and Real  
Owner, Defendant(s)

To: The Unknown Heirs of John  
W. Bennett Deceased, Mortgagor  
and Real Owner, Defendant(s),  
whose last known address is 1583  
West 32nd Street, Erie, PA 16508.  
This firm is a debt collector and  
we are attempting to collect a debt  
owed to our client. Any information  
obtained from you will be used for  
the purpose of collecting the debt.  
You are hereby notified that Plaintiff  
Quicken Loans Inc., has filed a  
Mortgage Foreclosure Complaint  
endorsed with a notice to defend  
against you in the Court of Common  
Pleas of Erie County, Pennsylvania,  
docketed to No. 12783-16, wherein  
Plaintiff seeks to foreclose on the  
mortgage secured on your property  
located, 1583 West 32nd Street, Erie,  
PA 16508 whereupon your property

will be sold by the Sheriff of Erie  
County. Notice: You have been sued  
in court. If you wish to defend against  
the claims set forth in the following  
pages, you must take action within  
twenty (20) days after the Complaint  
and notice are served, by entering a  
written appearance personally or by  
attorney and filing in writing with the  
court your defenses or objections to  
the claims set forth against you. You  
are warned that if you fail to do so the  
case may proceed without you and  
a judgment may be entered against  
you by the Court without further  
notice for any money claimed in the  
Complaint for any other claim or  
relief requested by the Plaintiff. You  
may lose money or property or other  
rights important to you. You should  
take this paper to your lawyer at once.  
If you do not have a lawyer or cannot  
afford one, 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. Erie County  
Bar Assn., P.O. Box 1792, Erie, PA  
16507, 814-459-4411. Northwestern  
Legal Services, 1001 State St., Ste.  
700, Erie, PA 16501, 800-753-5704.  
Michael T. McKeever, Atty. for  
Plaintiff, KML Law Group, P.C., Ste.  
5000, Mellon Independence Center,  
701 Market St., Phila., PA 19106-  
1532, 215.627.1322.

Feb. 3



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## Erie County Bar Association

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#### RATES:

##### Non-ECBA Members:

\$185/hour - M-F, 8:30 a.m. - 5:00 p.m.

\$235/hour - M-F, All other times; weekends

##### ECBA Members:

\$150/hour - M-F, 8:30 a.m. - 5:00 p.m.

\$200/hour - M-F, all other times, weekends



**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 at 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

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

**Friday, February 24**  
**Bayfront Convention Center**

Registration: 2:15 p.m.

Seminar: 2:30 – 4:00 p.m.

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



## Cost

\$70 - ECBA Member & Non-Attorney Staff

\$90 - Non-Member

\$49 - Member Judge not needing CLE

**1.5 hours Substantive CLE**

Attend this seminar for an overview of Pennsylvania law related to:

- Expungements
- Pardons
- The New Act 5 “sealing” law

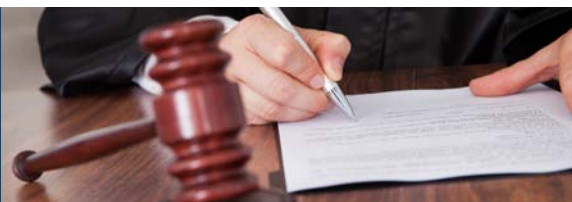
Whether you practice in civil areas, including employment law, or criminal areas, this program will be of interest and relevance.

Knowledge of these topics can also allow you to expand your practice by assisting clients who are now productive community members, needing to put their pasts behind them. This is a burgeoning field in an era of mass incarceration and over criminalization.

After the topic overviews, Attorney Bob Catalde will address the Clerk of Record’s procedures in these areas.

## Seminar Speakers:

Jacqueline Wilson Lager, Esquire  
Northwestern Legal Services  
Robert J. Catalde, Esquire  
Clerk of Courts



***Reservations due to the ECBA  
office by Thursday, February 16***

### **Cancellation Policy for ECBA Events/Seminars:**

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

**Online!**  
**REGISTRATION**  
**Available at**  
**[www.eriebar.com](http://www.eriebar.com)**



**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. VanLuven, 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. VanLuven, et al  
Wayne M. VanLuven a/k/a Wayne M. VanLuven and Cathy L. VanLuven a/k/a Cathy L. VanLuven, 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  
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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****BRUNNER, MICHAEL R.,  
deceased**

Late of the Township of Harborcreek, County of Erie, and Commonwealth of Pennsylvania  
*Executor:* Joseph R. Brunner, c/o William J. Schaaf, Esq., Suite 300, 300 State Street, Erie, PA 16507  
*Attorney:* William J. Schaaf, Esq., Marsh, Spaeder, Baur, Spaeder & Schaaf, LLP, Suite 300, 300 State Street, Erie, PA 16507

**CATAPANO, E. VALENTINE,  
deceased**

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania  
*Executrix:* Debra Field, 2173 S. Manor Dr., Erie, PA 16505  
*Attorney:* None

**FABAC, RICHARD WILLIAM,  
a/k/a RICHARD W. FABAC,  
deceased**

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania  
*Administrator:* Seth Fabec, 1222 Mission Dr., Erie, PA 16509  
*Attorney:* John E. Gomolchak, Esq., 3854 Walker Blvd., Erie, PA 16509

**GLOVER, RITA MARGARET,  
a/k/a RITA M. GLOVER, a/k/a  
RITA GLOVER,  
deceased**

Late of the Township of Millcreek, County of Erie, and Commonwealth of Pennsylvania  
*Co-Executors:* Sheila D'Ammassa and Thomas W. Glover, Jr.  
*Attorney:* David J. Rhodes, Esquire, Elderkin Law Firm, 150 East 8th Street, Erie, PA 16501

**GRESH, MICHAEL JR.,  
deceased**

Late of the City of Erie  
*Executor:* David A. Gresh, 2433 Wintergreen Drive, Erie, PA, 16510  
*Attorney:* David J. Mack, 510 Parade Street, Erie, PA 16507

**GRZEGORZEWSKI, ANN F.,  
deceased**

Late of the City of Erie, County of Erie, State of Pennsylvania  
*Executor:* Charles DiGiovanni, 26 Woodcroft Rd., Havertown, PA 19083  
*Attorney:* None

**KEISER, ELIZABETH L.,  
deceased**

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania  
*Executor:* Daniel J. Perfetti, 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

**LESH, DAVID E.,  
deceased**

Late of Township of Millcreek  
*Executrix:* Marie T. Lesh, 5808 Forest Crossing, Erie, PA 16506  
*Attorney:* Michael A. Fetzner, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**LONG, RICHARD T., a/k/a  
RICHARD LONG, a/k/a RICK  
LONG,  
deceased**

Late of North East Township, Erie County, PA  
*Administrator:* Bruce A. Long, c/o Mary Alfieri Richmond, Esq., Jones School Square, 1st Floor, 150 East 8th Street, Erie, PA 16501  
*Attorney:* Mary Alfieri Richmond, Esq., Jones School Square, 1st Floor, 150 East 8th Street, Erie, PA 16501

**MERRILL, MARJORIE M.,  
deceased**

Late of the Borough of Union City, County of Erie, Commonwealth of Pennsylvania  
*Executor:* Marshall R. Merrill, Jr., c/o Thomas J. Ruth, Esq., 224 Maple Avenue, Corry, PA 16407  
*Attorney:* Paul J. Carney, Jr., Esq., 224 Maple Avenue, Corry, PA 16407

**OBMANN, MARY ANNE,  
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania  
*Executor:* Bradley A. Obmann, c/o James E. Marsh, Jr., Esq., Suite 300, 300 State Street, Erie, PA 16507  
*Attorney:* James E. Marsh, Jr., Esq., Marsh, Spaeder, Baur, Spaeder & Schaaf, LLP, Suite 300, 300 State Street, Erie, PA 16507

**SHAFFER, JASON SCOTT, a/k/a  
JASON S. SHAFFER,  
deceased**

Late of Harborcreek Township, Erie County, Commonwealth of Pennsylvania  
*Administratrix:* Sandra K. Shaffer, 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

**WEBER, L. DANIEL a/k/a LEO DANIEL WEBER, a/k/a LEO D. WEBER, deceased**

Late of Harborcreek Township, Erie County, Pennsylvania  
*Executor:* Bradley A. Weber, c/o Jerome C. Wegley, Esq., 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

**WIECZOREK, LOUIS J., a/k/a LOUIS WIECZOREK, deceased**

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania  
*Executrix:* Kaylia Corcoran, 2355 Glendale Avenue, Erie, PA 16510-1501  
*Attorneys:* MacDonald, Illig, Jones & Britton LLP, 100 State Street, Suite 700, Erie, Pennsylvania 16507-1459

**SECOND 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

**THIRD 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. Cerveny, 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

## 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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Mars, PA 16046.....[taylorjo@celtichealthcare.com](mailto:taylorjo@celtichealthcare.com)

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