

Erie County Legal Journal

June 30, 2017

Vol. 100 No. 26



100 ERIE

Erie County Legal Journal

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

Managing Editor: Megan E. Black
Administrator of Publications: Paula J. Gregory

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

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

The *Erie County Legal Journal* makes no representation as to the quality of services offered by an advertiser in this publication. Advertisements in the *Erie County Legal Journal* do not constitute endorsements by the Erie County Bar Association of the parties placing the advertisements or of any product or service being advertised.

INDEX

NOTICE TO THE PROFESSION	4
BANKRUPTCY COURT	6
COURT OF COMMON PLEAS	
Change of Name Notice	8
Legal Notices	8
Sheriff Sales	10
ORPHANS' COURT	
Estate Notices	18
CHANGES IN CONTACT INFORMATION OF ECBA MEMBERS	22

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, JULY 4, 2017

ECBA Office Closed
Erie County and Federal Courthouses Closed

TUESDAY, JULY 11, 2017

Young Lawyer Division Event
Lunch with Our Judges
Guest: Judge Stephanie Domitrovich
Noon
The Erie Club
\$10/person

TUESDAY, JULY 11, 2017

Senior Lawyer Division Event
Lunch and Tour of the Hagen History Center, Watson-Curtze Mansion
11:30 a.m. - lunch @ Dave's Diner
1:00 p.m. - tour

TUESDAY, JULY 11, 2017

Attorneys & Kids Together
Mad Mex Benefit Dinner
7:00 p.m.
Mad Mex
\$35/person

MONDAY, JULY 24, 2017

ECBA Board of Directors Meeting
Noon
ECBA Headquarters

WEDNESDAY, JULY 26, 2017

Mid-Year Membership Meeting
11:45 a.m.
Sheraton Hotel Ballroom
\$30/person

THURSDAY, JULY 27

Solo / Small Firm Division Meeting
Noon
Calamari's

FRIDAY, JULY 28, 2017

Senior Lawyer Division Event
Chautauqua Institution Lecture Series



Erie County Bar Association



@eriepabar

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

2017 BOARD OF DIRECTORS

Craig Murphey, President

Eric J. Purchase, First Vice President

Bradley K. Enterline, Second Vice President

Melissa H. Shirey, Past President

Matthew B. Wachter, Treasurer

Steven E. George, Secretary

Jennifer K. Fisher
Khadija W. Horton
Erica L. Jenkins

Joseph P. Martone
Frances A. McCormick
Thomas J. Minarcik
Michael G. Nelson

Nicholas R. Pagliari
Mary Alfieri Richmond
William C. Wagner

PUBLIC NOTICE FOR REAPPOINTMENT OF A FEDERAL PUBLIC DEFENDER

The current term of office of Lisa B. Freeland, Federal Public Defender for the Western District of Pennsylvania, is due to expire on September 29, 2017. As required by statute, 18 U.S.C. § 3006A, the United States Court of Appeals for the Third Circuit is considering the reappointment of Ms. Freeland to a new four-year term and a committee will assist in its review. The Committee consists of attorneys from the Western District of Pennsylvania, who will report their findings to the Court of Appeals.

The public is invited to submit comments for consideration regarding the reappointment of Ms. Freeland to a new term of office. All comments should be directed to the e-mail address:

freeland_reappointment@ca3.uscourts.gov

or to

Margaret A. Wiegand, Circuit Executive

22409 U.S. Courthouse, 601 Market Street, Philadelphia, PA 19106

Comments must be received not later than **July 12, 2017**.

June 16, 23, 30 and July 7



Attorney time is **valuable**. Your livelihood depends on **billable hours** and quality legal work. Managing the business side of your practice is crucial to success but consumes **precious time**. Stop running in circles and make every minute count. Let T2 **square up your business**.

tsp@t2management.com
(814) 572-2294



Client Development



Human Resources



Financial Management



Productive Processes

Your financial world is changing...

Good thing you have choices.



20 offices to serve you in Erie County

Northwest Direct: 1-877-672-5678 • www.northwest.com

Member FDIC

The USI Affinity Insurance Program

We go beyond professional liability to offer a complete range of insurance solutions covering all of your needs.

USI Affinity's extensive experience and strong relationships with the country's most respected insurance companies give us the ability to design customized coverage at competitive prices.

- Lawyers Professional Liability
- Business Insurance
- Medical & Dental
- Life Insurance
- Disability Insurance



AFFINITY

www.usiaffinity.com

Call 1.800.327.1550 for your FREE quote.

BANKRUPTCY NOTICE

In re: Steven Edward Gorniak and
Ann Marie Gorniak
Chapter 13 Bankruptcy Case No.
16-10685 TPA

NOTICE OF A NON-
EVIDENTIARY HEARING ON
MOTION FOR PRIVATE SALE
OF REAL PROPERTY FREE AND
DIVESTED OF LIENS:

NOTICE IS HEREBY GIVEN
THAT the Debtors in the above-
referenced Bankruptcy have filed
a Motion for Private Sale of Real
Property Free and Divested of Liens
seeking approval to sell the property
located at 722 East 13th Street, Erie,
Pennsylvania 16503 for the sum of
\$35,000.00 according to the terms
set forth in the Motion. A hearing
shall take place on July 19, 2017
at 11:30 a.m. in the Bankruptcy
Courtroom at the United States
Courthouse, 17 South Park Row,
Erie, Pennsylvania 16501. The Court
will entertain higher offers at the
hearing. A successful bidder must
deposit hand money of \$500.00 at
the time of the approval of the sale
by the Court, with the balance due
to be paid at closing of this sale.
Examination of the property can be
obtained by contacting the attorney
for the Debtor, listed below. Further
information regarding this sale
may be found on the Court's EASI
Website: <http://www.pawb.uscourts.gov/easi.htm>.

Attorney for Movant/Applicant
Michael S. JanJanin, Esquire
Quinn, Buseck, Leemhuis, Toohey,
& Kroto, Inc.
2222 West Grandview Blvd.
Erie, Pennsylvania 16506
(814)833-2222
PA ID#38880

June 30



Looking for online CLE?

Earn up to 6 online credits from the convenience of your home, your office, or anywhere—any time of day!

Our live ECBA CLE seminars are recorded and then made available, along with course materials, at eriebar.com.

Plus, when you utilize your bar association's online CLE library, your purchase supports the Erie County Bar Association!

Our selection of seminars is always growing, with current offerings in these areas of practice:

- Bankruptcy
- Business
- Criminal Law
- Estates & Trusts
- Ethics
- Family Law
- Real Estate
- Workers' Compensation

www.eriebar.com/seminars



CHANGE OF NAME NOTICE

In the Court of Common Pleas of Erie County, Pennsylvania 11739-17 Notice is hereby given that a Petition was filed in the above named court requesting an Order to change the name of Abrahm Berhane to Abraham Berhane.

The Court has fixed the 28th day of August, 2017 at 3:30 p.m. in Court Room G, Room 222, of the Erie County Court House, 140 West 6th Street, Erie, Pennsylvania 16501 as the time and place for the Hearing on said Petition, when and where all interested parties may appear and show cause, if any they have, why the prayer of the Petitioner should not be granted.

June 30

LEGAL NOTICE

CITIFINANCIAL SERVICING
LLC, A DELAWARE LIMITED
LIABILITY COMPANY, Plaintiff
Vs.

Estate of Francis Kowalski a/k/a
Francis L. Kowalski a/k/a Frank L.
Kowalski, Deceased

Gerard G. Kowalski solely as heir
of the Estate of Francis Kowalski
a/k/a Francis L. Kowalski a/k/a
Frank L. Kowalski, Deceased
Michelle F. Kowalski, solely as heir
of the Estate of Francis Kowalski
a/k/a Francis L. Kowalski a/k/a
Frank L. Kowalski, Deceased,
Defendant

Unknown heirs, successors, assigns
and all persons, firms or associations
claiming right, title, or interest from
or under Francis Kowalski a/k/a
Francis L. Kowalski a/k/a Frank L.
Kowalski, Deceased
COURT OF COMMON PLEAS
ERIE COUNTY
No.: 13116-15

TO: Unknown heirs, successors,
assigns and all persons, firms or
associations claiming right, title,
or interest from or under Francis
Kowalski a/k/a Francis L. Kowalski
a/k/a Frank L. Kowalski, Deceased
TYPE OF ACTION: CIVIL
ACTION/ COMPLAINT IN
MORTGAGE FORECLOSURE
PREMISES SUBJECT TO
FORECLOSURE: 1451 E 35th
Street, Erie, PA 16504

NOTICE

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

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

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

Lawyer Referral and
Information Services
PO Box 1792
Erie, PA 16507
814-459-4411

Milstead & Associates, LLC
BY: Bernadette Irace, Esquire
ID No. 313008
1 E. Stow Road
Marlton, NJ 08053
(856) 482-1400
Attorneys for Plaintiff

June 30

LEGAL NOTICE

MARSHAL'S SALE: By virtue of a Writ of Execution issued out of the United States District Court for the Western District of Pennsylvania and to me directed, I shall expose to public sale the real property located at 10413 South Park Drive, Lake City, Pennsylvania 16423, more specifically described in Erie County Deed Book 457, Page 1886. SAID SALE to be held in Room 209 of the Erie County Courthouse, 140 W. Sixth Street, Erie, PA 16501 at 10:00 a.m. prevailing, standard time, on July 20, 2017. All that

certain tract of land, together with the buildings, and improvements erected thereon described as Tax Map No. 28005006010000 recorded in Erie County, Pennsylvania. Seized and taken in execution as the property of Karen Sue Petri, at the suit of the United States of America, acting through the Farmers Home Administration, United States Department of Agriculture, to be sold on Writ of Execution as Civil Action No. 16-284 E. TERMS OF SALE: Successful bidder will pay ten percent (10%) by certified check or money order upon the property being struck down to such bidder, and the remainder of the bid within thirty (30) days from the date of the sale and in the event the bidder cannot pay the remainder, the property will be resold and all monies paid in at the original sale will be applied to any deficiency in the price at which the property is resold. The successful bidder must send payment of the balance of the bid directly to the U.S. Marshal's Office c/o Sheila Blessing, 700 Grant Street, Suite 2360, Pittsburgh, PA 15219. Bidder must have deposit funds immediately available and on his person in order to bid, bidder will not be permitted to leave the sale and return with deposit funds. Notice is hereby given that a Schedule of Distribution will be filed by me on the thirtieth day after the date of sale, and that distribution will be made in accordance with the Schedule unless exemptions are filed thereto within ten (10) days thereafter. Purchaser must furnish State Realty Transfer Tax Stamps, and stamps required by the local taxing authority. Marshal's costs, fees and commissions are to be borne by seller. Steve Frank, United States Marshal. For additional information, please contact Cathy Diederich at 314-457-5514 or the USDA foreclosure website at www.resales.usda.gov.

June 23, 30 and July 7, 14

Is new *technology*
a blur to you?

CMIT WILL
BRING IT INTO FOCUS
FOR YOUR PRACTICE

- Backups & Disaster Recovery
- Flat Rate Support Programs
- Security & Compliance Services
- Cloud computing & Mobile Device Management

cmIT Solutions
Your Technology Team

**SCHEDULE A
CONSULTATION TODAY!**

814.806.2637 www.CMITsolutions.com/erie



Forensic Accounting Specialists

fraud detection, prevention and investigation

3703 West 26th St.
Erie, PA 16506
814/833-8545

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

MALONEY, REED, SCARPITTI & COMPANY, LLP

Certified Public Accountants and Business Advisors

www.mrs-co.com

Joseph P. Maloney, CPA, CFE • James R. Scarpitti, CPA
Rick L. Clayton, CPA • Christopher A. Elwell, CPA • Ryan Garofalo, CPA

Confidential inquiries by phone or email to mrsinfo@mrs-co.com.



EVERY FACE IS BEAUTIFUL

814-868-0888
LOREI.COM

BUSINESS HEADSHOTS

YOUR VISUAL AMBASSADOR TO THE WORLD

- ✓ Masterful lighting & posing
- ✓ Expert retouching
- ✓ In studio or on location
- ✓ Print or digital
- ✓ Perfect for the web

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

**JULY 21, 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

June 30 and July 7, 14

SALE NO. 1

Ex. #10786 of 2017

**MARQUETTE SAVINGS
BANK, Plaintiff**

v.

**DAVID J. MILLER, Defendant
DESCRIPTION**

By virtue of a Writ of Execution filed at No. 2017-10786, Marquette Savings Bank vs David J. Miller, owner of property situate in the Township of Millcreek, Erie County, Pennsylvania being: 3157 West 25th Street, Erie, Pennsylvania.

Approx. 60' X 144.92' X 60' X 144.92'

Assessment Map Number: (33) 70-223-7.05

Assessed Value Figure: \$92,600.00
Improvement Thereon: Residence

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

June 30 and July 7, 14

SALE NO. 2

Ex. #13239 of 2016

**MARQUETTE SAVINGS
BANK, Plaintiff**

v.

**MATTHEW SKISUSKI,
Defendant
DESCRIPTION**

By virtue of a Writ of Execution filed at No. 13239-16, Marquette Savings Bank vs. Matthew Skisuski, owner of property situate in the City of Erie, Erie County, Pennsylvania being: 746 East 14th Street, Erie, Pennsylvania.

42' X 112.5' X 42' X 112.5'

Assessment Map Number: (15) 2036-228

Assessed Value Figure: \$29,000.00

Improvement Thereon: Residence

Eugene C. Sundberg, Jr., Esq.

Marsh Spaeder Baur Spaeder
& Schaaf, LLP

300 State Street, Suite 300

Erie, Pennsylvania 16507

(814) 456-5301

June 30 and July 7, 14

SALE NO. 3

Ex. #12486 of 2012

**RELIANT FINANCIAL, INC.,
Plaintiff,**

v.

**MARYLEE BUTLER, Defendant
DESCRIPTION**

By virtue of a Writ of Execution filed at No. 2012-12486, Reliant Financial, Inc. vs. Marylee Butler, owner of property situate in the City of Erie, Erie County, Pennsylvania being: 1605 West Grandview Boulevard, Erie, Pennsylvania.

Approx. .6285 Acres

Assessment Map Number: (33) 99-425-5

Assessed Value Figure: \$163,300.00
Improvement Thereon: Residence

Kurt L. Sundberg, Esq.

Marsh Spaeder Baur Spaeder
& Schaaf, LLP

300 State Street, Suite 300

Erie, Pennsylvania 16507
(814) 456-5301

June 30 and July 7, 14

SALE NO. 4

Ex. #10450 of 2017

**NORTHWEST BANK f/k/a
NORTHWEST SAVINGS
BANK, Plaintiff**

v.

**ANTHONY M. LETIZIO, II,
Defendant**

DESCRIPTION

By virtue of a Writ of Execution filed at No. 2017-10450, Northwest Bank vs. Anthony M. Letizio, II, owner of property situate in the Township of Millcreek, Erie County, Pennsylvania being: 4405 Stonecreek Drive, Erie, Pennsylvania.

.4137 Acres

Assessment Map Number: (33) 200-2-1

Assessed Value Figure: \$612,800.00
Improvement Thereon: Residence

Kurt L. Sundberg, Esq.

Marsh Spaeder Baur Spaeder
& Schaaf, LLP

300 State Street, Suite 300

Erie, Pennsylvania 16507

(814) 456-5301

June 30 and July 7, 14

SALE NO. 5

Ex. #10334 of 2017

**NORTHWEST CONSUMER
DISCOUNT COMPANY,
Plaintiff,**

v.

**RENEE WARRACK, Defendant
DESCRIPTION**

By virtue of a Writ of Execution filed at No. 2017-10334, Northwest Consumer Discount Company vs. Renee Warrack, owner of property situate in the City of Erie, Erie County, Pennsylvania being: 353 East 24th Street, Erie, PA:

33.2' X 82' X 33.2' X 82'

Assessment Map Number: (18) 5015-206

Assessed Value Figure: \$40,800.00
Improvement Thereon: Residence

and 730 East 25th Street, Erie, PA:

35' X 135' X 35' X 135'

Assessment Map Number: (18) 5031-234

Assessed Value Figure: \$54,400.00
Improvement Thereon: Residence

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

June 30 and July 7, 14

SALE NO. 7

Ex. #10449 of 2017

**NORTHWEST BANK f/k/a
NORTHWEST SAVINGS**

BANK, Plaintiff

v.

**JOHN L. SHAUBERGER and
KATHLEEN M.**

**SHAUBERGER, Defendants
DESCRIPTION**

By virtue of a Writ of Execution filed at No. 2017-10449, Northwest Bank vs. John L. Shauburger and Kathleen M. Shauburger, owners of property situate in the Borough of Lake City, Erie County, Pennsylvania being: 10022 Smith Street, Lake City, Pennsylvania.

50' X 150' X 50' X 150'

Assessment Map Number: (28) 10-4-42

Assessed Value Figure: \$52,000.00

Improvement Thereon: Residence

Kurt L. Sundberg, Esq.

Marsh Spaeder Baur Spaeder
& Schaaf, LLP

300 State Street, Suite 300

Erie, Pennsylvania 16507

(814) 456-5301

June 30 and July 7, 14

SALE NO. 9

Ex. #30663 of 2017

**Granada Apartment Holdings
LLC as assignee of U.S. Bank**

National Association et al,

Plaintiff

v.

**Granada Apartments, L.P., a
New York Limited Partnership,
Defendant**

DESCRIPTION

By virtue of a Writ of Execution filed at No. 30663-2017, Granada Apartment Holdings LLC as assignee of U.S. Bank National Association et al v. Granada Apartments, L.P., a New York Limited Partnership, owner of properties situated in the Township of Millcreek, Erie County, Pennsylvania being commonly known as 1717 Kuntz Road, Erie,

PA 16509 (the Granada Apartment complex) with approximately 39.71 acres and approximately 36 multi-unit apartment and other buildings.

Assessment Map No.

(33) 189-593-200

(33) 166-595-2.06

Assessed Value Figure:

\$18,228,000

\$111,195

Improvement thereon: Apartment complex

Mark G. Claypool, Esquire

Knox McLaughlin Gornall

& Sennett, P.C.

120 West Tenth Street

Erie, Pennsylvania 16501

(814) 459-2800

June 30 and July 7, 14

SALE NO. 10

Ex. #10410 of 2017

**Northwest Bank f/k/a
Northwest Savings Bank,
Plaintiff**

v.

**Vincent J. McElhinny and
Carol M. McElhinny,**

Defendant

DESCRIPTION

By virtue of a Writ of Execution filed at No. 2017-10410, Northwest Bank f/k/a Northwest Savings Bank v. Vincent J. McElhinny and Carol M. McElhinny, owner of properties situated in the City of Erie, Erie County, Pennsylvania being commonly known as 1901 Cascade Street, Erie, PA with 2240 square footage and 0.0930 acreage and 1903 Cascade Street, Erie, PA with 2304 square footage and 0.0930 acreage.

Assessment Map No.:

(19) 60-25-102

(19) 60-25-103

Assessed Value Figure:

\$71,400

\$78,750

Improvement thereon:

2 story dwelling

2 story dwelling

Mark G. Claypool, Esquire

Knox McLaughlin Gornall

& Sennett, P.C.

120 West Tenth Street

Erie, Pennsylvania 16501

(814) 459-2800

June 30 and July 7, 14

SALE NO. 11

Ex. #30412 of 2017

James H. Zank, Plaintiff

v.

**Eight Below, Inc., Defendant
DESCRIPTION**

By virtue of a Writ of Execution filed to No. 2017-30412, James H. Zank vs. Eight Below, Inc., owners of property situated in Borough of Wesleyville, Erie County, Pennsylvania being 3402-3404-3406 Buffalo Road, Erie, PA 16510
Assessment Map number: (50) 1-14-10

Improvement thereon: One commercial tavern and one single Family residence

Andrew F. Gornall, Esq.

246 West Tenth Street

Erie, PA 16501

814-454-4555

June 30 and July 7, 14

SALE NO. 12

Ex. #30413 of 2017

James H. Zank, Plaintiff

v.

**Eight Below, Inc., Defendant
DESCRIPTION**

By virtue of a Writ of Execution filed to No. 2017-30413, James H. Zank vs. Eight Below, Inc., owners of property situated in Borough of Wesleyville, Erie County, Pennsylvania being 3411 and 3412 Buffalo Road, Erie, PA 16510
Assessment Map number (50) 2-19-2 and (50) 1-14-9

Improvement thereon: five single family residences

Andrew F. Gornall, Esq.

246 West Tenth Street

Erie, PA 16501

814-454-4555

June 30 and July 7, 14

SALE NO. 13

Ex. #12923 of 2016

CITIZENS BANK, N.A. F/K/A

RBS CITIZENS, N.A. S/B/M

CCO MORTGAGE CORP.,

Plaintiff

v.

**Jennifer L. Hamilton, Defendant
DESCRIPTION**

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

of Pennsylvania.
BEING KNOWN AS: 338 East 27th
Street, Erie, PA 16504
PARCEL #18-050-078.0-242.00
Improvements: Residential Dwelling,
Gregory Javardian, Esquire
Id. No. 55669
Attorneys for Plaintiff
1310 Industrial Boulevard
1st Floor, Suite 101
Southampton, PA 18966
(215) 942-9690

June 30 and July 7, 14

SALE NO. 14

Ex. #10278 of 2017

**FIRST NATIONAL BANK OF
PENNSYLVANIA, Plaintiff,**

v.

TERESA A. LYLE, Defendant.

DESCRIPTION

ALL that certain piece or parcel of
land situate in the First Ward of the
Borough of Union City, County of
Erie and State of Pennsylvania, more
particularly bounded and described
as follows to-wit:

BEGINNING at an iron post set in
the east line of a proposed street
formerly known as Johnson Street
and now known as Union Street at
the southwest corner of land now or
formerly owned by Frank Metzgar,
thence in an easterly direction along
the south line of said land now or
formerly owned by Frank Metzgar
to a stake, a distance of one hundred
twenty one (121) feet, more or less;
thence in a southerly direction to a
stake, a distance of one hundred four
(104) feet, more or less; thence in a
westerly direction to a stake set in
the east line of the proposed street
formerly known as Johnson Street
and now known as Union Street, a
distance of ninety six (96) feet, more
or less; thence north zero (0) degrees
forty seven (47) minutes east along
the east line of the proposed street
formerly known as Johnson Street
and now known as Union Street to
the place of beginning, a distance
of one hundred eighteen (118) feet,
more or less.

The above described property has
in construction a frame dwelling
house and other improvements and
is the property commonly known
as 34 Union Street, Union City,

Pennsylvania.
BEING the same premises which
Glenn H. Lyle and Gertrude E. Lyle,
husband and wife, by Deed dated
March 16, 1955 and recorded in the
Office of the Recorder of Deeds of
Erie County on March 19, 1955 in
Deed Book Volume 696, Page 425,
granted and conveyed to Donald R.
Lyle and Treasa A. Lyle, husband
and wife, as tenants by the entireties
with the right of survivorship to either
of them. On March 24, 2015, Donald R.
Lyle died and upon his death Treasa
A. Lyle became the fee simple owner
of the premises.

Parcel No. 41-014-058.0-026.00
GRENEN & BIRSIC, P.C.

Kristine M. Anthou, Esquire
Attorneys for Plaintiff

One Gateway Center, Ninth Floor
Pittsburgh, PA 15222

(412) 281-7650

June 30 and July 7, 14

SALE NO. 15

Ex. 11137 of 2016

**U.S. BANK NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS TRUSTEE FOR
NRZ PASS-THROUGH TRUST
VIII, Plaintiff**

v.

**PATRICK J. HIGGINS,
Individually and in his Capacity
as Heir of Melanie J. Balduf,
Deceased;**

**Alysa Balduf a/k/a Alysa Samson,
Solely in Her Capacity as Heir of
Melanie J. Balduf, Deceased;
Kara Jeziorski, Solely in Her
Capacity as Heir of Melanie J.
Balduf, Deceased c/o Allison M.
Scarpitti, Esq.;**

**Jason Balduf, Solely in His
Capacity as Heir of Melanie J.
Balduf, Deceased;**

**Kyle Balduf, Solely in His
Capacity as Heir of Melanie J.
Balduf, Deceased, Defendant(s)**

DESCRIPTION

All that certain parcel of land situate
in the City of Erie, County of Erie,
Commonwealth of Pennsylvania,
being known and designated as
follows:

Beginning at a point in the Westerly
line of Poplar Street, 378.96 feet

North from the intersection of
Northerly line of 26th Street and the
Westerly line of Poplar Street, thence
Westwardly parallel to the Northerly
line of 26th Street, 126.88 feet to
an iron pin; thence Northwardly
parallel to the Westerly line of
Poplar Street, 57 feet to a point;
thence Eastwardly parallel to the
Northerly line of 26th Street, one
hundred twenty-six and eighty-
eight hundredths (126.88) feet to a
point in the Westerly line of Poplar
Street; thence Southwardly along the
Westerly line of Poplar Street, 57 feet
to the place of beginning.

Tax/parcel ID: 19060023020700

PROPERTY ADDRESS: 2504

Poplar Street, Erie, PA 16502

KML Law Group, P.C.

Attorney for Plaintiff

Suite 5000 BNY Independence
Center, 701 Market Street
Philadelphia, PA 19106
(215) 627-7734

June 30 and July 7, 14

SALE NO. 16

Ex. #13010 of 2012

**JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION,
S/B/M WASHINGTON
MUTUAL BANK, F/K/A
WASHINGTON MUTUAL
BANK, FA, A FEDERAL
ASSOCIATION, Plaintiff**

v.

**MELODY B. RINDFUSS
RICK L. RINDFUSS,
Defendant(s)**

DESCRIPTION

ALL that certain piece or parcel of
land situate in the Reserve Tract
No. 21, Millcreek Township, Erie
County, Pennsylvania, bounded and
described as follows:

BEGINNING at a point in the
center line of Colonial Avenue and
also the west line of Reserve Tract
No. 21, said point being North 26
degrees, 04 minutes West a distance
of 1,276.42 feet from the intersection
of the center line of West 32nd
Street and the said center line of
Colonial Avenue; thence South 26
degrees, 04 minutes East along the
center line of Colonial Avenue, a
distance of 100 feet; thence North 64
degrees, 00 minutes, 20 seconds East,

passing over an iron survey point at a distance of 40 feet and 390 feet, a total distance of 403 feet plus or minus; thence North 26 degrees, 04 minutes West, a distance of 100 feet to an iron survey point; thence South 64 degrees, 00 minutes, 20 seconds West, passing over an iron survey point at a distance of 13 feet and 363 feet, a total distance of 403 feet, plus or minus to the center line of Colonial Avenue and the place of beginning. SAID premises have erected thereon a dwelling commonly known as 2807 Colonial Avenue, Erie, Pennsylvania and are further identified by Erie County Assessment Index Number (33) 54-249-49.

BEING the same premises conveyed to the Mortgagor (s) by deed which is intended to be recorded forthwith
PROPERTY ADDRESS: 2807 Colonial Avenue, Erie, PA 16506
KML Law Group, P.C.

Attorney for Plaintiff
SUITE 5000 - BNY Independence Center, 701 Market Street
Philadelphia, PA 19106-1532
(215) 627-1322

June 30 and July 7, 14

SALE NO. 17

Ex. #13457 of 2012

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

v.

**William D. Fisher, Jr. and Mary
E. Fisher, Defendants**

DESCRIPTION

By virtue of a Writ of Execution No. 13457-12, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. WILLIAM D. FISHER, JR. AND MARY E. FISHER, Defendants
Real Estate: 524 EAST 2ND STREET, ERIE, PA 16507
Municipality: City of Erie
Erie County, Pennsylvania
Dimensions: 30' x 90'

See Deed Book 1480, Page 1328

Tax I.D. (14) 1054-110

Assessment: \$ 5,700. (Land)

\$23,650. (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

June 30 and July 7, 14

SALE NO. 18

Ex. #13094 of 2015

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

v.

**Brian L. Myers, Jr. and the
Secretary of Housing and Urban
Development, Defendants**

DESCRIPTION

By virtue of a Writ of Execution No. 2015-13094, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. BRIAN L. MYERS, JR. AND THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, Defendants

Real Estate: 2303 DOWNING AVENUE, ERIE, PA

Municipality: City of Erie

Erie County, Pennsylvania

Dimensions: 45 x 132

See Deed Book 1516, page 1052

Tax I.D. (18) 5125-315.

Assessment: \$17,100 (Land)

\$51,600 (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

June 30 and July 7, 14

SALE NO. 19

Ex. #10249 of 2017

Wells Fargo Bank, NA, Plaintiff

v.

**Gabriel Eisert, a/k/a Gabriel J.
Eisert; Martha Martin, a/k/a
Martha J. Martin, Defendants**

DESCRIPTION

By virtue of a Writ of Execution file to No. 17-10249, Wells Fargo Bank, NA vs. Gabriel Eisert, AKA Gabriel J. Eisert; Martha Martin, AKA Martha J. Martin, owner(s) of property situated in The Township of Millcreek, County of Erie,

Commonwealth of Pennsylvania being 1904 Norcross Road, Erie, PA 16510

0.9092 Acres

Assessment Map Number: N/A

Assessed Value figure: \$140,000.00

Improvement thereon: Single Family Dwelling

Michael E. Carleton, Esquire

Manley Deas Kochalski, LLC

P. O. Box 165028

Columbus, OH 43216-5028

(614) 220-5611

June 30 and July 7, 14

SALE NO. 20

Ex. #10144 of 2016

**U.S. Bank National Association,
as Trustee for Securitized Asset
Backed Receivables LLC Trust
2006-NC1, Mortgage Pass-
Through Certificates, Series
2006-NC1, Plaintiff**

v.

Unknown Heirs, and/or

Administrators of the Estate

of Willie McBride; William

McBride, as believed Heir

and/or Administrator of the

Estate of Willie McBride;

LaMont McBride, as believed

Heir and/or Administrator of the

Estate of Willie McBride;

Deaprina McBride McClatchey,

as believed Heir and/or

Administrator of the Estate of

Willie McBride;

John Hamilton, as believed Heir

and/or Administrator of the

Estate of Willie McBride;

Pamela Williams, as believed

Heir and/or Administrator of the

Estate of Willie McBride;

Alice Speed, as believed Heir and/

or Administrator of the Estate of

Willie McBride, Defendants

DESCRIPTION

By virtue of a Writ of Execution file to No. 10144-16, U.S. Bank National Association, as Trustee for Securitized Asset Backed Receivables LLC Trust 2006-NC1, Mortgage Pass-Through Certificates, Series 2006-NC1 vs. Unknown Heirs, and/or Administrators of the Estate of Willie McBride; William McBride, as believed Heir and/or Administrator of the Estate of Willie McBride; LaMont McBride, as believed Heir and/or Administrator

of the Estate of Willie McBride; Deaprina McBride McClatchey, as believed Heir and/or Administrator of the Estate of Willie McBride; John Hamilton, as believed Heir and/or Administrator of the Estate of Willie McBride; Pamela Williams, as believed Heir and/or Administrator of the Estate of Willie McBride; Alice Speed, as believed Heir and/or Administrator of the Estate of Willie McBride, owner(s) of property situated in The City of Erie, County of Erie, Commonwealth of Pennsylvania being 830 East 5th Street, Erie, PA 16507
0.0625 Acres

Assessed Value figure: \$37,600.00 (Parcel 1: 14-1028-232)

\$6,400.00 (Parcel 2: 14-1028-233)
Improvement thereon: Single Family Dwelling

Michael E. Carleton, Esquire
Manley Deas Kochalski, LLC
P.O. Box 165028
Columbus, OH 43216-5028
(614) 220-5611

June 30 and July 7, 14

SALE NO. 21

Ex. #10947 of 2012

**Wells Fargo Bank, N.A., as
Trustee for SABR Trust 2004-
OPI, Mortgage Pass-Through
Certificates, Series 2004-0P1,
Plaintiff**

v.

**BETTY JO EATON
CURTIS L. EATON,
Defendant(s)**

DESCRIPTION

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

BEING KNOWN AS 5289 Coon Creek Road, West Springfield, PA 16443

PARCEL NUMBER: 39-024-050.0-027.00

IMPROVEMENTS: Residential Property

Udren Law Office, P.C.

Sherri J. Braunstein, Esquire
PA ID 90675

111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003-3620
(856) 669-5400

June 30 and July 7, 14

SALE NO. 25

Ex. #11786 of 2016

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

**Marcia A. Popovich, Defendant(s)
DESCRIPTION**

By virtue of a Writ of Execution filed to No. 2016-11786, Wells Fargo Bank, NA vs. Marcia A. Popovich Amount Due: \$64,274.73

Marcia A. Popovich, owner(s) of property situated in ERIE CITY, Erie County, Pennsylvania being 1249 East 31ST Street, Erie, PA 16504-1482

Dimensions: 75 X 130.25

Assessment Map number: 18051006021500

Assessed Value: \$66,510.00

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

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

June 30 and July 7, 14

SALE NO. 27

Ex. #13085 of 2016

**U.S Bank National Association
as Successor by Merger of U.S.
Bank National Association ND,
Plaintiff**

v.

**Michael S. Watson
Christina L. Watson,
Defendant(s)**

DESCRIPTION

By virtue of a Writ of Execution filed to No. 13085-16, U.S Bank National Association as Successor by Merger of U.S. Bank National Association ND vs. Michael S. Watson, Christina L. Watson

Amount Due: \$84,780.98

Michael S. Watson, Christina L. Watson, owner(s) of property situated in ERIE CITY, Erie County, Pennsylvania being 2717 Cascade Street, Erie, PA 16508-1505

Dimensions: 31 X 120

Assessment Map number: 19060039022200

Assessed Value: \$86,970.00

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

June 30 and July 7, 14

SALE NO. 28

Ex. #10142 of 2017

**GSMPS MORTGAGE
LOAN TRUST 2005-RP2,
MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2005-
RP2, U. S. BANK NATIONAL
ASSOCIATION, AS TRUSTEE,
SUCCESSOR-IN-INTEREST TO
WACHOVIA BANK NATIONAL
ASSOCIATION, AS TRUSTEE
C/O CITIMORTGAGE, INC.,
Plaintiff**

v.

**JEFFREY J. ABATE A/K/A
JEFFERY J. ABATE
STACY A. ABATE, Defendants
DESCRIPTION**

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF MILLCREEK, COUNTY OF ERIE, AND COMMONWEALTH OF PENNSYLVANIA

BEING KNOWN AS: 5134 LARAE DRIVE, ERIE, PA 16506

PARCEL # 33124414001709

Improvements: Residential Dwelling.

Powers Kim & Associates, LLC

Amanda L. Rauer, Esquire

Id. No. 307028

Eight Neshaminy Interplex
Suite 215

Trevose, PA 19053

(215) 942-2090

June 30 and July 7, 14

SALE NO. 29

Ex. #10166 of 2016

**U.S. Bank National Association,
as Trustee, successor in interest
to Wilmington Trust Company,
as Trustee, successor in interest
to Bank of America National
Association, as Trustee, successor
by merger to LaSalle Bank
National Association, as Trustee
for Lehman XS Trust Mortgage
Pass-Through Certificates, Series
2007-6, Plaintiff**

v.

**Sifredo Tejada Pena and Nancy
Tejada Pena, Defendants**

DESCRIPTION

By virtue of a Writ of Execution filed to No. 10166-16, U.S. Bank National Association, as Trustee, successor in interest to Wilmington Trust Company, as Trustee, successor in interest to Bank of America National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for Lehman XS Trust Mortgage Pass-Through Certificates, Series 2007-6 vs. Sifredo Tejada Pena and Nancy Tejada Pena, owner(s) of property situated in Conneaut Township, Erie County, Pennsylvania being 9391 Porkey Road, Albion, PA 16401 10.0040
Assessment Map number: 4-11-32-3 and 04-11-32-3-1
Assessed Value figure: \$86,650.00
Improvement thereon: a residential dwelling
Samantha Gable, Esquire
Shapiro & DeNardo, LLC
Attorney for Movant/Applicant
3600 Horizon Drive, Suite 150
King of Prussia, PA 19406
(610) 278-6800

June 30 and July 7, 14

SALE NO. 30

Ex. #10620 of 2017

Embrace Home Loans, Inc.

v.

**Daniel P. Allegretto, Executor
of the Estate of Theresa F.
Allegretto, Deceased**

DESCRIPTION

PARCEL NO.: 27048179000700

Land referred to in this commitment is described as all that certain property situated in Township of Harborcreek, County of Erie, State of Pennsylvania and being described in a deed dated 8/27/1984 and recorded 8/29/1984 in Book 1550 Page 119 among the land records of the County and State set forth above, and referenced as follows:

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;
Being Lot No. 140 in Brookside Gardens Subdivision, as per plat recorded in Erie County, Map Book No. 2 at Page 342 and 343, therein.

Fee Simple Title Vested in Paul Allegretto and Theresa F. Allegretto, his wife by deed from, Peter P. Nakoski, Jr. and Darlene D. Nakoski, his wife, dated 8/27/1984, recorded 8/29/1984, in the Erie County Recorder of deeds in Deed Book 1550, Page 119.

....and the said Paul Allegretto, died 12/6/2014, whereupon title to premises in question became vested in Theresa F. Allegretto, by right of survivorship.

....and the said Theresa F. Allegretto, died 5/2/2016 Leaving a Last Will and Testament dated 3/19/2013 probated 8/23/2016 where she named Daniel P. Allegretto Executor of the Last Will and Testament. Rest, residue, and remainder were given to Daniel P. Allegretto. Daniel P. Allegretto was duly granted Letters of Testamentary on 8/23/2016 by the Erie County Surrogates Office in File No. 181372.

PROPERTY ADDRESS: 3750 Cumberland Road, Erie, PA 16510
PARCEL NUMBER: 27048179000700
**M. TROY FREEDMAN, ESQUIRE
STERN & EISENBERG, PC**
1581 Main Street, Suite 200
The Shops at Valley Square
Warrington, PA 18976
(215) 572-8111

June 30 and July 7, 14

SALE NO. 31

Ex. #10008 of 2017

Bank of America, N.A., Plaintiff

v.

**Jeffrey J. Bayle, Jr., Defendant
DESCRIPTION**

By virtue of a Writ of Execution filed to No. 10008-17, BANK OF AMERICA, N.A. v. Jeffrey J. Bayle, Jr., owners of property situated in the City of Corry, Erie County, Pennsylvania being 1220 White Street, Corry, Pennsylvania 16407.
Tax I.D. No. 07-002-003.0-022.01
Assessment: \$ 72,400.00
Improvements: Residential Dwelling
McCabe, Weisberg and Conway, P.C.
123 South Broad Street, Suite 1400
Philadelphia, PA 19109
(215) 790-1010

June 30 and July 7, 14

SALE NO. 32

Ex. #10525 of 2017

**Federal National Mortgage
Association ("Fannie Mae"),
a Corporation organized and
existing under the laws of the
United States of America,
Plaintiff**

v.

**Richard D. Field and
Deborah M. Field, Defendants
DESCRIPTION**

By virtue of a Writ of Execution filed to No. 10525-17, Federal National Mortgage Association ("Fannie Mae"), a Corporation organized and existing under the laws of the United States of America v. Richard D. Field and Deborah M. Field, owners of property situated in the Township of Greene, Erie County, Pennsylvania being 9031 Kuhl Road, Erie, Pennsylvania 16510.
Tax I.D. No. 25 007 026.0 022.00
Assessment: \$ 136,774.49
Improvements: Residential Dwelling
McCabe, Weisberg and Conway, P.C.
123 South Broad Street, Suite 1400
Philadelphia, PA 19109
(215) 790-1010

June 30 and July 7, 14

SALE NO. 33

Ex. #13282 of 2016

**The Bank of New York Mellon
f/k/a The Bank of New York, as
Trustee for the Certificateholders
of the CWABS, Inc., Asset-
Backed Certificates, Series 2006-
11, Plaintiff**

v.

**Troy A. Keppard, Defendant
DESCRIPTION**

By virtue of a Writ of Execution filed to No. 13282-2016, The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-11 v. Troy A. Keppard, owners of property situated in the Township of City of Erie, Erie County, Pennsylvania being 811 West 7th Street, Erie, Pennsylvania 16502.
Tax I.D. No. 17040025010800
Assessment: \$ 74,326.89
Improvements: Residential Dwelling
McCabe, Weisberg and Conway, P.C.

123 South Broad Street, Suite 1400
Philadelphia, PA 19109
(215) 790-1010

June 30 and July 7, 14

SALE NO. 34

Ex. #10486 of 2017

HSBC Mortgage Services, Inc.

v.

Jessica A. Mitchell

DESCRIPTION

By virtue of a Writ of Execution filed to No. 10486-17 HSBC Mortgage Services, Inc. v. Jessica A. Mitchell, owners of property situated in the Township of Borough of Union City, Erie County, Pennsylvania being 31 Warden Street, Union City, Pennsylvania 16438.

Tax ID. No. 41006006004300

Assessment: \$ 47,462.13

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

(215) 790-1010

June 30 and July 7, 14

SALE NO. 35

Ex. #13448 of 2016

Finance of America Reverse

LLC, Plaintiff

v.

Jane H. Perrin, Defendant

DESCRIPTION

By virtue of a Writ of Execution filed to No. 13448-2016 Finance of America Reverse LLC v. Jane H. Perrin, owners of property situated in the City of Erie, Erie County, Pennsylvania being 3016 Cherry Street, Erie, Pennsylvania 16508.

Tax I.D. No. 19060044011400

Assessment: \$ 57,667.13

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

(215) 790-1010

June 30 and July 7, 14

SALE NO. 36

Ex. #10523 of 2016

Reverse Mortgage Solutions, Inc.,

Plaintiff

v.

Teresa L. Schade, Defendant

DESCRIPTION

By virtue of a Writ of Execution

filed to No. 10523-2016 Reverse Mortgage Solutions, Inc. v. Teresa L. Schade, owner of property situated in the City of Erie, Erie County, Pennsylvania being 2024 West 32nd Street, Erie, Pennsylvania 16508.

Tax I.D. No. 19-062-041.0-233.00

Assessment: \$ 88,296.88

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

(215) 790-1010

June 30 and July 7, 14

SALE NO. 37

Ex. #13360 of 2016

Reverse Mortgage Solutions, Inc.,

Plaintiff

v.

Nita S. Tietjen, Defendant

DESCRIPTION

By virtue of a Writ of Execution filed to No. 13360-16 Reverse Mortgage Solutions, Inc. v. Nita S. Tietjen, owners of property situated in the Township of Harborcreek, Erie County, Pennsylvania being 4070 Dominion Drive, Erie, Pennsylvania 16510.

Tax I.D. No. 27058197001224

Assessment: \$ 186,553.82

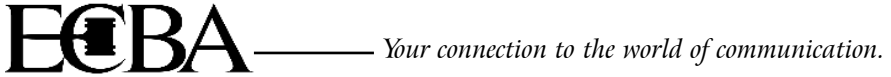
Improvements: Residential Dwelling McCabe, Weisberg and Conway, P.C. 123 South Broad Street, Suite 1400 Philadelphia, PA 19109

(215) 790-1010

June 30 and July 7, 14

Erie County Bar Association

Videoconferencing Services



WHAT IS VIDEOCONFERENCING?

Videoconferencing, sometimes called teleconferencing, brings together people at different locations around the country and around the world. Our videoconferencing site can connect with one location or with multiple locations, providing an instantaneous connection to facilitate meetings, interviews, depositions and much more.

WHY USE VIDEOCONFERENCING?

Business can be conducted without the expense and inconvenience of travel, overnight accommodations and time out of the office.

WHAT ARE SOME OF THE COMMON USES OF VIDEOCONFERENCING?

Depositions, employment interviews, seminars, training sessions - the list of possibilities is endless.

I'M NOT FAMILIAR WITH VIDEOCONFERENCING.

CAN I SEE HOW IT WORKS?

Certainly. Call us for a free demonstration.

HOW DO I SCHEDULE THE USE OF THE ECBA'S VIDEOCONFERENCING SERVICES?

It's very easy. Just call the ECBA at 814-459-3111 or email sbsmith@eriebar.com. We will check availability of our space and handle all of the details for you, including locating convenient sites in the other location(s) you wish to connect with - all included in our hourly rate.

WHAT DOES IT COST?

RATES:

Non-ECBA Members:

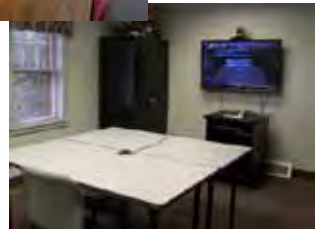
\$185/hour - M-F, 8:30 a.m. - 5:00 p.m.

\$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



ESTATE NOTICES

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

FIRST PUBLICATION

**GUNDRUM, EDWARD, W.,
deceased**

Late of the Township of Millcreek, County of Erie, State of Pennsylvania
Executor: Marcella A Sullivan, 2945 Pine Island Lake Rd., PO BOX 1454, Eagle River, WI 54521
Attorney: None

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

Late of the City of Erie
Executor: David W. Kempa
Attorney: Michael G. Nelson, Esquire, Marsh, Spaeder, Baur, Spaeder & Schaaf, LLP, 300 State Street, Suite 300, Erie, Pennsylvania 16507

**KNAUFF, DONALD C.,
deceased**

Late of Lake City Borough, County of Erie
Executrix: Linda Kepner, 1101 Ford Avenue, Erie, PA 16505-1512
Attorney: Thomas A. Testi, Esq., 3952 Avonia Road, P.O. Box 413, Fairview, PA 16415

**MARSH, ROBERT J.,
deceased**

Late of City of Erie, Erie County, Pennsylvania
Executrix: Ann M. Boswell, c/o Robert G. Dwyer, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501
Attorney: Robert G. Dwyer, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**PIPER, ALICE J.,
deceased**

Late of Erie, Pennsylvania
Executrix: J. Jean Bolan, 4107 Sunnycrest Drive, Erie, PA 16506
Attorney: Gregory S. Fox, FOX & FOX, P.C., 323 Sixth Street, Ellwood City, PA 16117

**SCHNEIDER, ROGER L., a/k/a
ROGER SCHNEIDER,
deceased**

Late of Summit Township, County of Erie and Commonwealth of Pennsylvania
Administratrix: Kristin L. Schneider, 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

**TRUDNOWSKI, VIOLET A.,
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Executor: Joan M. Gigliotti, 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, Suite 300, 300 State Street, Erie, PA 16507

**WAWRZYNIAK, TERESA G.,
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Executor: Gail Blaszczyk, 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, Suite 300, 300 State Street, Erie, PA 16507

**WILSON, SCOTT J.,
deceased**

Late of the County of Erie and State of Pennsylvania
Administrator: Cynthia Wilson, c/o Edward J. Niebauer, Esquire, 510 Cranberry Street, Suite 301, Erie, Pennsylvania 16507
Attorney: Edward J. Niebauer, Esquire, Talarico & Niebauer, 510 Cranberry Street, Suite 301, Erie, Pennsylvania 16507

SECOND PUBLICATION

**AHENDER, ROBERT DANIEL,
a/k/a ROBERT D. AHENDER,
deceased**

Late of Erie, PA
Executor: Jennifer Ahenger Moran, 5932 Ashcroft Drive, Indianapolis, IN 46221-9339
Attorney: None

**BENYON, GEORGE W.,
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Executrix: Linda Joifrita-Cavicchio
Attorney: Thomas J. Minarcik, Esquire, ELDERKIN LAW FIRM, 150 East 8th Street, Erie, PA 16501

**BOUTWELL, RAYNALD L.,
deceased**

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

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

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

**BOVAIRD, CELESTIA D., a/k/a
CELESTIA BOVAIRD,
deceased**

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

Executrix: Amy L. Bovaird, 634 Lake Street, Girard, PA 16417

Attorney: James R. Steadman, Esq., 24 Main St. E., P.O. Box 87, Girard, PA 16417

**CHIERA, JACOB ANDREW,
a/k/a JACOB A. CHIERA,
deceased**

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

Executrix: Alice M. Mosher, c/o Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506

Attorney: Melissa L. Larese, Esq., c/o Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506

**FINN, JOHN J.,
deceased**

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

Executor: Julia L. Arthurs, c/o 504 State Street, Suite 300, Erie, PA 16501

Attorney: Damon C. Hopkins, Esquire, 504 State Street, Suite 300, Erie, PA 16501

**FOSTER, DUANE D.,
deceased**

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

Executor: Gary H. Nash, c/o Yochim, Skiba & Nash, 345 West Sixth Street, Erie, PA 16507

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

**FOURSPRING, NEAL B.,
deceased**

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

Co-Executors: Donald B. Fourspring and Neala B. Eastman, 2222 West Grandview Blvd., Erie, PA 16506

Attorney: Thomas E. Kuhn, Esquire, QUINN, BUSECK, LEEMHUIS, TOOHEY & KROTO, INC., 2222 West Grandview Blvd., Erie, PA 16506

**HUMPHREYS, SALLY A., a/k/a
SALLY ANN HUMPHREYS,
a/k/a SALLY HUMPHREYS,
deceased**

Late of Millcreek Township, Erie County, Pennsylvania

Executor: Donald E. Gorman, c/o Jeffrey D. Scibetta, Esq., Knox McLaughlin Gornall & Sennett, P.C., 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

**KOPER, JULIA E., a/k/a
JULIA ESTHER KOPER, a/k/a
ESTHER KOPER,
deceased**

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

Co-Executrices: Judith Wisniewski, 4112 Bird Drive, Erie, PA 16510 and Linda A. Lutterbaugh, 742 East 31st Street, Erie, PA 16504

Attorney: James R. Steadman, Esq., 24 Main St. E., P.O. Box 87, Girard, PA 16417

**LENT, MARILYN J.,
deceased**

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

Executor: Ronald E. Lent, c/o Justin L. Magill, Esq., 821 State Street, Erie, PA 16501

Attorney: Justin L. Magill, Esquire, 821 State Street, Erie, PA 16501

**McGRATH, IRENE D.,
deceased**

Late of the Township of Millcreek

Administrator: Michael Prozan, Jr., c/o Malcolm L. Pollard, 6331 Lake Shore Dr., Erie, PA 16505
Attorney: Malcolm L. Pollard, 6331 Lake Shore Dr., Erie, PA 16505

**NICHOLS, ROGER R.,
deceased**

Late of the City of Erie, Erie County, PA

Administrator: Carol C. Nichols, c/o Mary Alfieri Richmond, Esq., Jones School Square, 150 East 8th Street, Floor #1, Erie, PA 16501
Attorney: Mary Alfieri Richmond, Esq., Jones School Square, 150 East 8th Street, Floor #1, Erie, PA 16501

**REESE, BONNIE M.,
deceased**

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

Executor: Kevin M. Reese, c/o Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506
Attorney: Melissa L. Larese, Esq., c/o Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506

**SALA, VIOLET E.,
deceased**

Late of Erie County, Pennsylvania
Co-Executors: Nicholas A. Sala and Anthony D. Sala II, c/o Peter J. Sala, Esquire, 731 French Street, Erie, PA 16501

Attorney: Peter J. Sala, Esquire, 731 French Street, Erie, PA 16501

**TOLAND, GORDON E.,
deceased**

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

Executor: Cynthia T. Toland, c/o
Justin L. Magill, Esq., 821 State
Street, Erie, PA 16501

Attorney: Justin L. Magill, Esquire,
821 State Street, Erie, PA 16501

**TOTLEBEN, EDMUND D.,
SR., a/k/a EDMUND DANTE
TOTLEBEN, a/k/a EDMUND D.
TOTLEBEN, a/k/a EDMUND
TOTLEBEN, a/k/a ED
TOTLEBEN,
deceased**

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

Executrix: Michelle Bessetti, c/o
504 State Street, Suite 300, Erie,
PA 16501

Attorney: Alan Natalie, Esquire,
504 State Street, Suite 300, Erie,
PA 16501

**WOLCHIK, JAMES W., a/k/a
JAMES WALTER WOLCHIK,
deceased**

Late of Greene Township, Erie
County, PA

Administrator: Mark S. Wolchik,
c/o Mary Alfieri Richmond, Esq.,
Jones School Square, 150 East 8th
Street, Floor #1, Erie, PA 16501

Attorney: Mary Alfieri Richmond,
Esq., Jones School Square, 150
East 8th Street, Floor #1, Erie,
PA 16501

**WRIGHT, DONALD A.,
deceased**

Late of the City of Erie

Executrix: Susan Parker

Attorney: John Mizner, 311 West
Sixth Street, Erie, PA 16507

THIRD PUBLICATION

**BOTELHO, ANTONIO A., a/k/a
ANTONIO BOTELHO,
deceased**

Late of Erie County, Pennsylvania

Executor: William T. Morton,
Esquire, 3213 West 26th Street,
Erie, PA 16506

Attorney: William T. Morton,
Esquire, 3213 West 26th Street,
Erie, Pennsylvania 16506

**CHEESEMAN, RUTH ANN,
a/k/a RUTH A. CHEESEMAN,
deceased**

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

Executor: James T. Cheeseman,
1411 Mulberry, Fairview, PA
16415

Attorney: James R. Steadman,
Esq., 24 Main St. E., P.O. Box 87,
Girard, PA 16417

**DATTHYN, ISAAC A., a/k/a
ISAAC ABE DATTHYN, a/k/a
ISAAC DATTHYN,
deceased**

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

Executrix: Stephenie S.
Cheeseman, 1411 Mulberry Lane,
Fairview, PA 16415

Attorney: James R. Steadman,
Esq., 24 Main St. E., P.O. Box 87,
Girard, PA 16417

**DAUGHERTY, ALICE M., a/k/a
ALICE MAE DAUGHERTY,
deceased**

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

Executrix: Carmeline M.
Coverdale, 4128 Page Street,
Erie, PA 16510-3570

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

**FLYNN, RICHARD F., a/k/a
RICHARD FLYNN,
deceased**

Late of Erie County, Pennsylvania
Executor: William T. Morton,
Esquire, 3213 West 26th Street,
Erie, PA 16506

Attorney: William T. Morton,
Esquire, 3213 West 26th Street,
Erie, Pennsylvania 16506

**GRYGO, RICHARD S., a/k/a
RICHARD GRYGO,
deceased**

Late of Erie County, Pennsylvania
Executor: Richard A. Grygo,
740 East Grandview Blvd., Erie,
PA 16504

Attorney: William T. Morton,
Esquire, 3213 West 26th Street,
Erie, Pennsylvania, 16506

**HANTKE, ANNE M.,
deceased**

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

Executor: Richard K. Hantke,
44 Prospect Street, Unit 506,
Morristown, NJ 07960

Attorney: None

**LESNIEWSKI, PHYLLIS M.,
a/k/a PHYLLIS LESNIEWSKI,
deceased**

Late of the City of Erie, County
of Erie and State of Pennsylvania
Executor: Judith A. Goodison,
10881 Partridge Road, Holland,
NY 14080

Attorney: Aaron E. Susmarski,
Esq., 4030 West Lake Road, Erie,
PA 16505

**LININGER, SCOTT R., a/k/a
SCOTT LININGER,
deceased**

Late of Millcreek Township
Executor: Scott Walters, 416
Roslyn Ave., Erie, PA 16505

Attorney: None

**MALAMPHY, MARY K.,
deceased**

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

Administratrix: Patricia C. Moran,
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

**MCCRAY, DONALD E.,
deceased**

Late of Concord Township, Erie
County, Pennsylvania

Co-Executors: Dale McCray, 262
W. Frederick St., Corry, PA 16407
and James McCray, 7309 Conifer
Circle, Indian Trail, NC 28079

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

**SUSCHECK, RALPH M.,
a/k/a RALPH MICHAEL
SUSCHECK,
deceased**

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

Executor: David J. Suscheck, 3332
Alpine Drive, Erie, PA 16506

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

**URBAN, JOHN R.,
deceased**

Late of Harrison Township,
Gloucester County, Mullica Hill,
New Jersey

Administrator: Scott E. Urban,
c/o Robert J. Jeffery, Esq., 33
East Main Street, North East,
Pennsylvania 16428

Attorney: Orton & Jeffery, P.C.,
33 East Main Street, North East,
Pennsylvania 16428

**VALLIMONT, WALTER J., a/k/a
WALTER J. VALIMONT,
deceased**

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

Executor: Paul A. Vallimont, Sr.
Attorney: Thomas J. Minarcik,
Esquire, ELDERKIN LAW FIRM,
150 East 8th Street, Erie, PA 16501

**ZUKOWSKI, KAREN JOAN,
a/k/a KAREN J. ZUKOWSKI,
a/k/a KAREN ZUKOWSKI,
deceased**

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

Executrix: Cynthia M. Nitczynski,
1035 E. 33rd Street, Erie, PA
16504

Attorney: Ronald J. Susmarski,
Esq., 4030 West Lake Road, Erie,
PA 16505

CHANGES IN CONTACT INFORMATION OF ECBA MEMBERS

ANDREW P. SMITH814-833-8851
 Nicholas Perot Smith Koehler & Wall, P.C.(f) 814-835-4632
 2527 West 26th Street
 Erie, PA 16506*asmith@npslaws.com*

CHRISTOPHER KOVSKI814-450-7593
 12252 Eureka Road
 Edinboro, PA 16412*chris.kovski@gmail.com*

MATTHEW J. BURNE412-594-5621
 Tucker Arensberg, P.C.
 1500 One PPG Place
 Pittsburgh, PA 15222*mburne@tuckerlaw.com*

MATTHEW D. REICHERT814-464-1700
 Logistics Plus Linguistic Solutions.....(f) 814-286-6995
 Skinner Engine Building
 337 West 12th Street
 Erie, PA 16501*matthew.reichert@lplinguisticsolutions.com*

New E-mail Addresses

Edward W. Goebel, Jr.....*egoebel818@gmail.com*
 Gregory L. Heidt.....*gregoryheidt@icloud.com*

LOOKING FOR A LEGAL AD PUBLISHED IN ONE OF PENNSYLVANIA'S LEGAL JOURNALS?



- Look for this logo on the Erie County Bar Association website as well as Bar Association and Legal Journal websites across the state.
- It will take you to THE website for locating legal ads published in counties throughout Pennsylvania, a service of the Conference of County Legal Journals.

LOGIN DIRECTLY AT WWW.PALEGALADS.ORG. IT'S EASY. IT'S FREE.

We provide Financial Balance.

Our Commercial Bankers are experienced, dedicated, and committed to providing exceptional service. Working in partnership with legal professionals, we provide financial insight and flexible solutions to fulfill your needs and the needs of your clients.

ERIEBANK offers an array of financial products and services. We pride ourselves on consistent customer satisfaction and are driven by the relationships we continually build. Contact us today, to learn more.



The way banking should be.

Commercial Banking Division

Main Office • 2035 Edinboro Road • Erie, PA 16509

Phone (814) 868-7523 • Fax (814) 868-7524

www.ERIEBANK.net



Structured Settlements.

Financial Planning.

Special Needs Trusts.

Settlement Preservation
Trusts.

Medicare Set-Aside Trusts.

Settlement Consulting.

Qualified Settlement
Funds.

800-229-2228

www.NFPStructures.com



WILLIAM S. GOODMAN

Certified Structured Settlement Consultant

- 25 Years of Experience in Structured Settlements, Insurance and Financial Services
- One of the Nation's Top Structured Settlement Producers Annually for the Past 20 Years
- Nationally Prominent and a Leading Authority in the Field
- Highly Creative, Responsive and Professional Industry Leader
- NFP is ranked by *Business Insurance* as the 5th largest global benefits broker by revenue, and the 4th largest US-based privately owned broker

When we talk about IT, we mean business.

featuring:

IT Services
Internet
Voice
HDTV

Matt Wiertel
Director of Sales & Marketing

VNET
velocity network

With our vast fiber optic network, we deliver scalable internet, voice services, and HDTV to empower businesses to compete in a global market.

And with our team's broad range of expertise and cutting-edge solutions, we offer IT assurance to business owners across the region allowing them to focus on one thing – running their business.

Contact us at (814) 833-9111 or sales@velocitynetwork.net