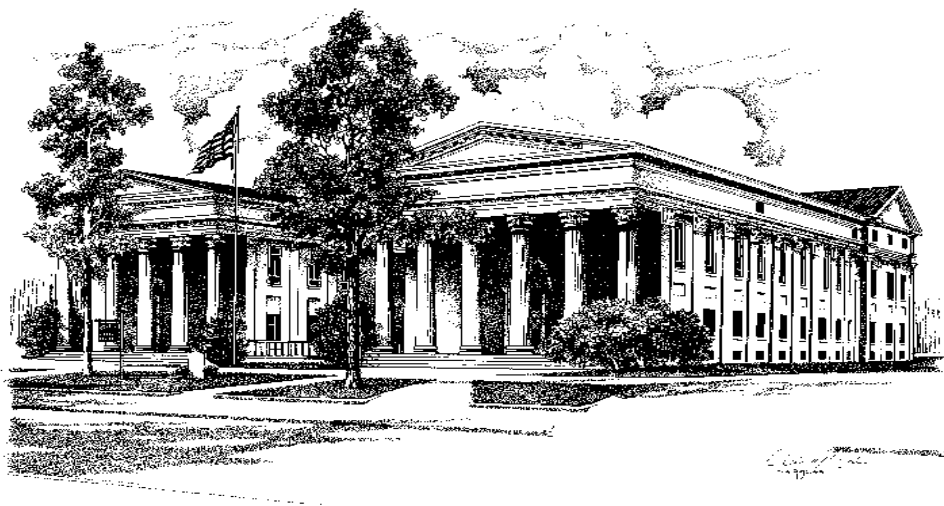


Erie County Legal Journal

July 28, 2017

Vol. 100 No. 30



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.

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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

TUESDAY, AUGUST 1, 2017

AKT Kid Konnection Event
Group Shopping at the Millcreek Mall
5:30 p.m. - 7:00 p.m.

WEDNESDAY, AUGUST 2, 2017

Defense Bar Meeting
4:00 p.m.
ECBA Headquarters

SATURDAY, AUGUST 5, 2017

ECBA and PBA Young Lawyer Divisions'
Caravan Event for Zone 7
Lake Erie Wine Tour 2017
Lunch at the Brewerie beginning at 11:00 a.m.
Tour from 1:00 p.m. - 5:45 p.m.

MONDAY, AUGUST 7, 2017

ECBA Live Seminar
A Client Walks Into Your Office ...
How to recognize and deal with clients who
exhibit mental health or behavioral issues.
8:30 a.m. - 3:15 p.m.
Manufacturers & Business
Association Conference Center
\$225 (ECBA member) \$290 (nonmember)
4 hours substantive / 1 hour ethics

TUESDAY, AUGUST 8, 2017

ECBA Video Seminar
Roth Conversions: Is paying the tax
now a good idea?
8:30 a.m. - 9:30 a.m.
ECBA Headquarters
\$47 (ECBA member), \$60 (nonmember)
\$33 (member judge not needing CLE)
1 hour substantive

TUESDAY, AUGUST 8, 2017

Family Law Section Meeting
11:30 a.m.
Courtroom H - ECCH

TUESDAY, AUGUST 8, 2017

In-House Counsel Division
Leadership Committee Meeting
Noon
ECBA Headquarters

TUESDAY, AUGUST 8, 2017

AKT Kid Konnection Event
Wrap Up Picnic
5:30 p.m. - 7:00 p.m.
SafeNet's Big Back Yard

SATURDAY, AUGUST 12, 2017

In-House Counsel Division
Boot Camp in the Park
9:30 a.m.
Frontier Park



Erie County Bar
Association



@eriepabar

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

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333 State Street. Includes receptionist and parking, secretarial optional. Call 459-7754 to inquire.

July 28 and August 4, 11

TWO LAW OFFICE POSITIONS AVAILABLE

- Estate paralegal with at least 3 years recent experience in the areas of estates, trusts and guardianships. 35 hrs/week.
- Administrative assistant with professional experience, excellent computer skills and works well with the public on the phone and in person. 35 hrs/week.

To be considered, send your resume to sbsmith@eriebar.com

July 28 and August 4

Erie County Bar Association

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Questions to consider when interviewing IT support providers or evaluating the performance of your existing provider

The most common questions are around cost, billing, contracts/support agreements and references, but there are many other important areas to consider:

Technical and Compliance Expertise:

What qualifications and education do they have to help ensure your practice is 100% compliant with any applicable regulatory or insurance requirements (i.e. HIPAA, FINRA) as related to your computer systems?

Do their technicians participate in on-going training – or are they learning on your dime?

What human resource processes and practices do they employ to ensure that only top-notch talent is supporting your network and ensuring regulatory compliance?

Do their technicians arrive on time and dress professionally?

Are they familiar with (and can they support) your line of business applications and other business software?

Do they protect your systems using multiple layers of security? What are these?

Customer Service:

How do they track and *prioritize* service requests?

Do they have a written, guaranteed response time to your calls?

Do they take the time to explain what they are doing and answer your questions in terms that you can understand (not geek-speak)?

Do they consistently (and proactively) offer new ways to improve your network's security and performance, or do they wait until you have a problem to make recommendations?

Do they provide detailed invoices or reports that clearly explain what you are paying for?
Do you find yourself doubting the charges more than understanding them?

Do they have adequate errors and omissions insurance as well as business insurance to protect YOU?

How versed are they in understanding and communicating the business reasons for deploying technologies versus the *technical* reasons?

Maintenance of Your Network:

Do they insist on remotely monitoring your network 24/7/365 to watch for critical errors, and to keep virus definitions and security patches up-to-date and, in short, to PREVENT problems from turning into downtime, viruses, lost data and other issues?

Do they insist on fully utilizing remote help desk support options so that you don't have to wait for (more costly) support calls to be dispatched to your location?

Do they provide you with reporting that shows all the updates, security patches, and status of every machine on your network so you know for SURE your systems have been secured and updated?

Do they have other technicians on staff who are familiar with your network in case your regular technician goes on vacation or gets sick?

Backups and Disaster Recovery:

Do they insist on monitoring an offsite as well as an onsite backup? Are they letting you rely on outdated backup methods?

Do they insist on doing periodic test restores of your backups to make sure the data is not corrupt and could be restored in the event of a disaster?

If you were to experience a major disaster, do they have a clearly articulated plan for how your data could be restored FAST so that you could return to servicing patients or clients ASAP? Have you been asked to outline your "recovery time" objectives to ensure the plan matches your expectations?



814.806.2637
204-A W 11th St. Erie, PA 16501
www.cmitsolutions.com/erie
bburnside@cmitsolutions.com

CERTIFICATE OF AUTHORITY
NOTICE IS HEREBY GIVEN that a Foreign Registration Statement has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about July 12, 2017, for a foreign corporation with a registered address in the state of Pennsylvania as follows:

DAWSON INTERNATIONAL, INC.
901 West 12th Street, Suite 203
Erie, PA 16501

This corporation is incorporated under the laws of Texas.

The address of its principal office is 3060 Irving Boulevard, Dallas, TX 75247.

The corporation has been qualified in Pennsylvania under the provisions of the Business Corporation Law of 1988, as amended.

July 28

INCORPORATION NOTICE

John 21:17 Project has been incorporated under the provisions of the Nonprofit Corporation Law of 1988, exclusively for charitable, religious, educational and scientific purposes, including for such purposes, the making of distributions to organizations under Section 501(c) (3) of the Internal Revenue Code, or the corresponding section of any future federal tax code, and to operate in the manner and for the purpose set forth in its Articles of Incorporation. The Articles of Incorporation were filed with the Pennsylvania Department of State on July 12, 2017.

John P. Leemhuis, Jr., Esquire
Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc.
2222 West Grandview Boulevard
Erie, PA 16506-4508

July 28

LEGAL NOTICE

IN THE COURT OF COMMON
PLEAS OF BEDFORD COUNTY,
PENNSYLVANIA
ORPHAN'S COURT DIVISION
In the Interest of N.R.L., a minor
No. 7 Adoption for 2017

NOTICE

To: Cody Lee Lichvar, Legal Father
A petition has been filed asking

the Court to put an end to all rights you have to your child, N.R.L. The Court has scheduled a hearing to consider ending all your parental rights forever to your child. This hearing will be held as follows:

DATE: Tuesday, August 8, 2017

TIME: 1:30 P.M.

PLACE: Courtroom No. 2
Bedford County Courthouse
200 South Juliana Street
Bedford County, PA 15522

You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you. You may lose all your parental rights to your child. Your parental rights may be ended by the Court without further notice to you and without your being present at this hearing.

YOU HAVE A RIGHT TO BE REPRESENTED AT THIS HEARING BY A LAWYER. YOU SHOULD TAKE THIS NOTICE/ PAPER TO YOUR ATTORNEY AT ONCE. IF YOU DO NOT HAVE AN ATTORNEY OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION TO FIND OUT WHERE YOU CAN GET LEGAL HELP AT NO FEE TO YOU:

Prothonotary's Office
Bedford County Courthouse
200 South Juliana Street
Bedford, PA 15522
(814) 623-4833

July 28

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

**AUGUST 18, 2017
at 10:00 A.M.**

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

July 28 and Aug. 4, 11

SALE NO. 1

Ex. #11008 of 2017

**Empire Snow Management, Inc.,
Plaintiff
v.**

**Donna Brown a/k/a Donna
Barrows, a/k/a Donna D.
Barrows, a/k/a Donna D.
Kirkland, Defendant**

DESCRIPTION

By virtue of a Writ of Execution filed at No. 11008-17, Empire Snow Management, Inc. vs. Donna Brown a/k/a Donna D. Barrows, owner of property situate in the Township of McKean, Erie County, Pennsylvania being: 3154 Sheldon Drive, Erie, Pennsylvania 16509
Approx. 1.107 Acres
Assessment Map Number: (31)

4-36-10.01

Assessed Value Figure: \$72,200.00
Improvement Thereon: Residence
Michael A. Agresti, Esq.
Marsh Spaeder Baur Spaeder & Schaaf, LLP
300 State Street, Suite 300
Erie, Pennsylvania 16507
(814) 456-5301

July 28 and Aug. 4, 11

SALE NO. 2

Ex. #11078 of 2017

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

**James E. Mattocks and
Deanna L. Mattocks, Defendants
DESCRIPTION**

By virtue of a Writ of Execution filed at No. 2017-11078, Northwest Bank f/k/a Northwest Savings Bank v. James E. Mattocks and Deanna L. Mattocks, owner of property situated in Millcreek Township, Erie County, Pennsylvania being commonly known as 5247 West 50th Street, Fairview, PA with 2,844 square footage and 0.4040 acreage.
Assessment Map No. (33) 131-374-89
Assessed Value Figure: \$203,010
Improvement thereon: Split level
Mark G. Claypool, Esquire
Knox McLaughlin Gornall & Sennett, P.C.
120 West Tenth Street
Erie, Pennsylvania 16501
(814) 459-2800

July 28 and Aug. 4, 11

SALE NO. 4

Ex. #10602 of 2017

**Pennsylvania Housing Finance
Agency, Plaintiff
v.**

**Joshua I. Hull and
Angela M. Hull, Defendants**

DESCRIPTION

By virtue of a Writ of Execution No. 2017-10602, PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. JOSHUA I. HULL AND ANGELA M. HULL, Defendants
Real Estate: 50 MILES STREET, UNION CITY, PA
Municipality: First Ward, Borough of Union City
Erie County, Pennsylvania

Dimensions: 60 x 205
See Deed Book 1015, page 0887
Tax I.D. (41) 15-70-9
Assessment: \$11,300 (Land)
\$44,790 (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

July 28 and Aug. 4, 11

SALE NO. 5

Ex. #10862 of 2017

**Pennsylvania Housing Finance
Agency, Plaintiff
v.**

**Darin J. Moffett and
Jonella M. Moffett, Defendants
DESCRIPTION**

By virtue of a Writ of Execution No. 2017-10862, PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. DARIN J. MOFFETT AND JONELLA M. MOFFETT, Defendants
Real Estate: 3414 MICHAEL DRIVE, FAIRVIEW, PA
Municipality: Fairview Township
Erie County, Pennsylvania
Dimensions: 68.57 x 140
Instrument No. 2013-009464
Tax I.D. (21) 76-7-4
Assessment: \$26,600 (Land)
\$73,070 (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

July 28 and Aug. 4, 11

SALE NO. 6

Ex. #10853 of 2017

**Pennsylvania Housing Finance
Agency, Plaintiff
v.**

**Kenneth Watson, Administrator
of the Estate of Beth A. Vargo
n/k/a Beth Ann Watson,
Deceased, Defendants
DESCRIPTION**

By virtue of a Writ of Execution No. 2017-10853, PENNSYLVANIA HOUSING FINANCE AGENCY,

Plaintiff vs. KENNETH WATSON,
ADMINISTRATOR OF THE
ESTATE OF BETH A. VARGO
N/K/A BETH ANN WATSON,
DECEASED, Defendants
Real Estate: 945 W. 33RD STREET,
ERIE, PA
Municipality: City of Erie
Erie County, Pennsylvania
Dimensions: 50 X 135
See Deed Book 2012-002377
Tax I.D. (19) 6112-127
Assessment: \$27,800 (Land)
\$69,490 (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

July 28 and Aug. 4, 11

SALE NO. 7

Ex. #10409 of 2017

**LSF9 Master Participation Trust,
Plaintiff**

v.

**Danielle L. Little;
Donalda P. Klingensmith,
a/k/a Donalda Klingensmith,
Defendants**

DESCRIPTION

By virtue of a Writ of Execution
file to No. 17-10409, LSF9 Master
Participation Trust vs. Danielle L.
Little; Donalda P. Klingensmith,
AKA Donalda Klingensmith,
owner(s) of property situated in
The City of Erie, County of Erie,
Commonwealth of Pennsylvania
being 2225 Chestnut Street, Erie,
PA 16502
0.0546 Acres
Assessment Map Number: N/A
Assessed Value figure: \$49,700.00
Improvement thereon: Single Family
Dwelling
Michael E. Carleton, Esquire
Manley Deas Kochalski LLC
P.O. Box 165028
Columbus, OH 43216-5028
614-220-5611

July 28 and Aug. 4, 11

SALE NO. 8

Ex. #11086 of 2013

**Nationstar Mortgage LLC,
Plaintiff**

v.

**Shanel L. Dancy, Administrator
to the Estate of Brenda J. Dancy
a/k/a Brenda Joyce Dancy,
Deceased, Defendant**

DESCRIPTION

By virtue of a Writ of Execution
filed to No. 11086-13, Nationstar
Mortgage LLC vs. Shanel L. Dancy,
Administrator to the Estate of Brenda
J. Dancy a/k/a Brenda Joyce Dancy,
Deceased Original Mortgage and
Real Owner, owner of property
situated in Erie County, Pennsylvania
being 332 Ash Street, Erie, PA 16507
0.0545 Acres
Assessment Map number: 14-10-
18-100
Assessed Value figure: \$28,400.00
Improvement thereon: Residential
Dwelling
Roger Fay, Esquire
1 East Stow Road
Marlton, NJ 08053
(856) 482-1400

July 28 and Aug. 4, 11

SALE NO. 9

Ex. #10054 of 2010

**US Bank National Association, as
Trustee for Saco Mortgage Loan
Trust 2006-Wf2, Plaintiff**

v.

**Renita L. Chapman, Defendant
DESCRIPTION**

By virtue of a Writ of Execution filed
to No. 10054-10, US Bank National
Association, as Trustee for Saco
Mortgage Loan Trust 2006-Wf2 vs.
Renita L. Chapman, owner(s) of
property situated in ERIE CITY, 1ST,
Erie County, Pennsylvania being 667
Euclid Avenue, Erie, PA 16511-1828
Amount Due: \$46,198.46
Dimensions: 48.41 X 113.75
Acreage: 0.1267
Assessment Map number:
14011016010000
Assessed Value: \$38,700.00
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

July 28 and Aug. 4, 11

SALE NO. 10

Ex. #11042 of 2013

**Lsf9 Master Participation Trust,
Plaintiff**

v.

**Charles R. Marhoefer, Defendant
DESCRIPTION**

By virtue of a Writ of Execution
filed to No. 11042-13, Lsf9 Master
Participation Trust vs. Charles R.
Marhoefer, owner(s) of property
situated in SPRINGFIELD
TOWNSHIP, Erie County,
Pennsylvania being 13143 West
Lake Road, East Springfield, PA
16411-9309
Amount Due: \$31,957.75
Dimensions: Acres: 1.5700; Square
Feet: 2104
Assessment Map number: 39-009-
030.0-008.00
Assessed Value: \$93,600.00
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

July 28 and Aug. 4, 11

SALE NO. 11

Ex. #10896 of 2017

**LSF9 Master Participation Trust,
Plaintiff**

v.

**Lisa M. Kobusinski and
Richard C. Kobusinski,
Defendants**

DESCRIPTION

By virtue of a Writ of Execution filed
to No. 2017-10896, LSF9 Master
Participation Trust, Plaintiff vs.
Lisa M. Kobusinski and Richard C.
Kobusinski, owner (s) of property
situated in Erie County, Pennsylvania
being 1131 East 30th Street, Erie,
PA 16504.
Assessment Map Number:
18050047031500
Assessed Value Figure: \$55,800.00
Improvement thereon: Single Family
Home -1320 sq ft
Date: May 12, 2017
Richard M. Squire & Associates, LLC
Bradley J. Osborne, Esq.
(PA I.D. #312169)
115 West Avenue, Suite 104
Jenkintown, PA 19046

215-886-8790

July 28 and Aug. 4, 11

SALE NO. 12

Ex. #10869 of 2017

**Bayview Loan Servicing, LLC,
Plaintiff**

v.

**Andrew W. Helsley, Defendant
DESCRIPTION**

By virtue of a Writ of Execution filed to No. 2017-10869, Bayview Loan Servicing, LLC vs. Andrew W. Helsley, owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 2678 Hazel Street, Erie, PA 16508
0.1152

Assessment Map number: 19-60-43-302

Assessed Value figure: \$64,840.00
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

July 28 and Aug. 4, 11

SALE NO. 13

Ex. #10508 of 2017

**The Bank of New York Mellon,
et al, Plaintiff**

v.

**Michael A Baum and
Dianne Baum, Defendants**

DESCRIPTION

By virtue of a Writ of Execution filed to No. 10508-2017, The Bank of New York Mellon, et al vs. Michael A Baum and Dianne Baum, owner(s) of property situated in North East Borough, Erie County, Pennsylvania being 19 Grant Street, North East, PA 16428

.9475 acres; 1866 square feet

Assessment Map number: 36005042000300

Assessed Value figure: 46,280

Improvement thereon: single family; residential dwelling

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

July 28 and Aug. 4, 11

SALE NO. 14

Ex. #10574 of 2017

**Wells Fargo Bank, National
Association, as Trustee for BNC
Mortgage Loan Trust 2007-
4, Mortgage Pass-Through
Certificates, Series 2007-4 c/o
Ocwen Loan Servicing, LLC,
Plaintiff**

v.

**Adam Coover and The United
States of America William J.
Nealon Federal Building and
Courthouse, Defendants**

DESCRIPTION

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration and Plat referred to below as Harbor Ridge Golf Community, located in the Township of Harborcreek, County of Erie and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Pennsylvania Uniform Planned Community Act by the recording in the office of the Recorder of Deeds for Erie County, Pennsylvania, of a Declaration dated January 27, 2000 and recorded on January 28, 2000 at Record Book 685, page 941, as amended, a "Master Site Plan for Planned Residential Development for Harbor Ridge" in Erie County as Map 2000-47 and 2000-49, and a Plat for Phase II recorded on November 27, 2000 as Map No. 2000-360, being and designated on said Plat as Unit No. S5.

Together with the undivided fractional interest in the Common Elements, as defined in such Declaration;

BEING commonly known as 3709 Harbor Ridge Trail, Erie, PA 16510 and bearing Erie County Index No. (27) 81-211.2-37.

PARCEL ID 27081211203700

BEING the same premises which Evelyn P. Maynard and James E. Maynard, her husband by Deed dated May 29, 2007, and recorded June 1, 2007, in the Office of the Recorder of Deeds in and for Erie County in Deed Book 1420, Page 627, Instrument 2007-015971 granted and conveyed unto Adam Coover.

JESSICA N. MANIS, ESQUIRE
STERN & EISENBERG, PC

1581 Main Street, Suite 200
The Shops at Valley Square
Warrington, PA 18976
(215) 572-8111

July 28 and Aug. 4, 11

SALE NO. 15

Ex. #10709 of 2017

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

**William H. Miller and The Miller
Family Revocable Living Trust
c/o William H. Miller, Trustee,
Defendants**

DESCRIPTION

By virtue of a Writ of Execution filed to No. 10709-17, CIT Bank, N.A. v. William H. Miller and The Miller Family Revocable Living Trust c/o William H. Miller, Trustee, owners of property situated in the Township of Millcreek Township, Erie County, Pennsylvania being 3004 Evanston Avenue, Erie, Pennsylvania 16506.
Tax ID. No. 33-072-293.0-020-00
Assessment: \$97,881.02

Improvements: Residential Dwelling
McCabe, Weisberg and Conway, P.C.
123 South Broad Street, Suite 1400
Philadelphia, PA 19109
215-790-1010

July 28 and Aug. 4, 11

SALE NO. 16

Ex. #10662 of 2017

**LSF9 Master Participation Trust,
Plaintiff**

v.

**Jeffrey G. Serfozo, Sheila A.
Serfozo and Alice B. Jolly,
Defendants**

DESCRIPTION

By virtue of a Writ of Execution filed to No. 10662-17, LSF9 Master Participation Trust v. Jeffrey G. Serfozo, Sheila A. Serfozo and Alice B. Jolly, owners of property situated in the Township of Fairview, Erie County, Pennsylvania being 2351 Avonia Road, Fairview, Pennsylvania 16415.

Tax I.D. No. 21046061001200

Assessment: \$268,443.87

Improvements: Residential Dwelling
McCabe, Weisberg and Conway, P.C.
123 South Broad Street, Suite 1400
Philadelphia, PA 19109
215-790-1010

July 28 and Aug. 4, 11

SALE NO. 17

Ex. #10584 of 2017

**Northwest Bank, dba Northwest
Savings Bank, Plaintiff**

v.

**Mark E. Szuchmanski,
Defendant**

DESCRIPTION

By virtue of a Writ of Execution
filed to No. 10584-17, Northwest
Bank, dba Northwest Savings Bank
v. Mark E. Szuchmanski, owners of
property situated in the Borough of
Fairview, Erie County, Pennsylvania
being 7535 Water Street, Fairview,
Pennsylvania 16415.

Tax ID. No. 21080023000800

Assessment: \$53,085.52

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

The following Executors, Administrators, Guardians and Trustees have filed their Accounts in the Office of the Clerk of Records, Register of Wills and Orphans' Court Division and the same will be presented to the Orphans' Court of Erie County at the Court House, City of Erie, on **Wednesday, July 12, 2017** and confirmed Nisi.

August 23, 2017 is the last day on which Objections may be filed to any of these accounts.

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

2017 ESTATE

ACCOUNTANT

ATTORNEY

182. Patricia E. Polanski Frank R. Polanski II, Kathleen J. Noce, Thomas S. Kubinski Esq.
Lori L. Polanski, Co-Executors

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Clerk of Records
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FIRST PUBLICATION**BAUER, JOHN F.,
deceased**

Late of the Township of Millcreek of County of Erie, Pennsylvania
Administrator: Julieanne McFeaters, c/o 150 East 8th Street, Erie, PA 16501
Attorney: Gregory L. Heidt, Esquire, 150 East 8th Street, Erie, PA 16501

**BOBACK, HELEN A., a/k/a
HELEN ANNE BOBACK,
deceased**

Late of Erie City
Executor: Joseph C. Rinderle
Attorney: Andrew J. Sisinni, Esquire, 1314 Griswold Plaza, Erie, PA 16501

**BROOKS, THERESA C.,
deceased**

Late of Millcreek Township
Executrix: Mary Beth Pfister
Attorney: Andrew J. Sisinni, Esquire, 1314 Griswold Plaza, Erie, PA 16501

**DOUGAN, ROBERT J.,
deceased**

Late of the Township of Millcreek, County of Erie and State of Pennsylvania
Executors: Mitchell Dougan and Jacob Dougan, c/o Justin L. Magill, Esq., 821 State Street, Erie, PA 16501
Attorney: Justin L. Magill, Esquire, 821 State Street, Erie, PA 16501

**JENKINS, BETTY JO,
deceased**

Late of Waterford Township, County of Erie, Commonwealth of Pennsylvania
Executor: Michael S. Jenkins, c/o Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506-4508
Attorney: Colleen R. Stumpf, Esq., Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506-4508

**JORDANO, SHIRLEY J.,
deceased**

Late of Erie County
Executors: Ann M. Jordano, Michael D. Jordano, c/o 246 West 10th Street, Erie, PA 16501
Attorney: Evan E. Adair, Esq., 246 West 10th Street, Erie, PA 16501

**MATCZAK, IRENE J., a/k/a
IRENE JOAN MATCZAK,
deceased**

Late of the Township of Harborcreek
Co-Executors: Lisa Grow and Andrea Winkle
Attorney: Michael G. Nelson, Esquire, Marsh, Spaeder, Baur, Spaeder & Schaaf, LLP, 300 State Street, Suite 300, Erie, Pennsylvania 16507

**MORTON, ARLO L., a/k/a
ARLO MORTON, a/k/a LEON
ARLO MORTON,
deceased**

Late of the Borough of North East, County of Erie and Commonwealth of Pennsylvania
Executor: Larry G. Morton, Sr., 52 Clay Street, North East, PA 16428-1557
Attorney: Michael P. Thomas, Esquire, MacDonald, Illig, Jones & Britton LLP, 100 State Street, Suite 700, Erie, Pennsylvania 16507-1459

**NANTES, RICHARD G., JR.,
a/k/a RICHARD GEORGE
NANTES, JR., a/k/a RICHARD
NANTES,
deceased**

Late of the Township of Lawrence Park, County of Erie and Commonwealth of Pennsylvania
Executrix: Sharon A. Kuchcinski, c/o 3210 West 32nd Street, Erie, Pennsylvania 16506-2702
Attorney: Peter W. Bailey, Esquire, 3210 West 32nd Street, Erie, Pennsylvania 16506-2702

**NESSELHAUF, CONSTANCE F.,
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Executor: Jack C. Nesselhauf, II
Attorney: Kenneth G. Vasil, Esquire, ELDERKIN LAW FIRM, 150 East 8th Street, Erie, PA 16501

**SKEEL, RICHARD S.,
deceased**

Late of West Springfield Village, County of Erie, Commonwealth of Pennsylvania
Executor: Charles N. Lafferty, 365 Main Street, Conneaut, OH 44030
Attorney: Charles N. Lafferty, Esq., 365 Main Street, Conneaut, OH 44030

**TOROK, JAMES M., II,
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Executor: John M. Torok, c/o Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506-4508
Attorney: Thomas E. Kuhn, Esquire, QUINN, BUSECK, LEEMHUIS, TOOHEY & KROTO, INC., 2222 West Grandview Blvd., Erie, PA 16506

**ZAHNER, RICHARD G.,
deceased**

Late of the Township of Harborcreek, County of Erie and Commonwealth of Pennsylvania
Executor: S. Craig Shamburg, 100 State Street, Suite 700, Erie, Pennsylvania 16507-1459
Attorneys: MacDonald, Illig, Jones & Britton LLP, 100 State Street, Suite 700, Erie, Pennsylvania 16507-1459

SECOND PUBLICATION

**ALEXANDER, EVELYN T.,
a/k/a EVELYN ALEXANDER,
deceased**

Late of the Township of Union, County of Erie, Commonwealth of Pennsylvania
Co-Executors: Debbie Jo Bisbee and David N. Alexander, c/o Joan M. Fairchild, Esq., 132 North Center Street, Corry, Pennsylvania 16407
Attorney: Joan M. Fairchild, Esq., 132 North Center Street, Corry, Pennsylvania 16407

**BATTAGLIA, ANTHONY M.,
deceased**

Late of the Erie City
Executor: Anthony A. Battaglia
Attorney: Andrew J. Sisinni, Esquire, 1314 Griswold Plaza, Erie, PA 16501

**BLOSSEY, CHARLES G.,
a/k/a CHARLES GREGORY
BLOSSEY,
deceased**

Late of Mill Village Borough
Executrix: Stephanie J. Hebert
Attorney: Andrew J. Sisinni, Esquire, 1314 Griswold Plaza, Erie, PA 16501

**CASEY, PATRICK FRANK,
deceased**

Late of the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania
Executor: Richard A. Casey, c/o VLAHOS LAW FIRM, P.C., 3305 Pittsburgh Avenue, Erie, PA 16508
Attorney: Darlene M. Vlahos, Esq., Vlahos Law Firm, P.C., 3305 Pittsburgh Avenue, Erie, PA 16508

**COREY, ADA L.,
deceased**

Late of the Borough of Wesleyville, County of Erie, Commonwealth of Pennsylvania
Executrix: Carolyn L. Marton, c/o Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506
Attorney: Melissa L. Larese, Esq., Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506

**DeWITT, SOPHIE C.,
deceased**

Late of the Township of Wayne, County of Erie, Commonwealth of Pennsylvania
Executrix: June Wilkinson, c/o Joan M. Fairchild, Esq., 132 North Center Street, Corry, Pennsylvania 16407
Attorney: Joan M. Fairchild, Esq., 132 North Center Street, Corry, Pennsylvania 16407

**FROEHLICH, JOSEPH C., JR.,
deceased**

Late of the Township of Harborcreek, County of Erie and Commonwealth of Pennsylvania
Executrix: Jennifer A. Andres, 259 Crisswell Road, Franklin, PA 16323-3817
Attorneys: MacDonald, Illig, Jones & Britton LLP, 100 State Street, Suite 700, Erie, Pennsylvania 16507-1459

**GLEASON, JOYCE M.,
deceased**

Late of the Summit Township, County of Erie and Commonwealth of Pennsylvania
Executor: Brad K. Gleason, c/o Zanita A. Zacks-Gabriel, Esq., 402 West Sixth Street, Erie, PA 16507
Attorney: Zanita A. Zacks-Gabriel, Esq., 402 West Sixth Street, Erie, PA 16507

**HEDSTROM, HOLLY K.,
deceased**

Late of Fairview Township
Executor: James D. Hedstrom
Attorney: Andrew J. Sisinni, Esquire, 1314 Griswold Plaza, Erie, PA 16501

**KOMAR, GEORGE J.,
deceased**

Late of the Erie City
Executor: Brian G. Komar
Attorney: Andrew J. Sisinni, Esquire, 1314 Griswold Plaza, Erie, PA 16501

**MITCHELL, ANDREW DON,
a/k/a ANDREW D. MITCHELL,
a/k/a ANDREW MITCHELL,
deceased**

Late of the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania
Administratrix: Theresa Marie Hilliard, c/o 3210 West 32nd Street, Erie, Pennsylvania 16506-2702
Attorney: Peter W. Bailey, Esquire, 3210 West 32nd Street, Erie, Pennsylvania 16506-2702

**PAUL, PEGGY L.,
deceased**

Late of the Boro of Elgin, County of Erie, Commonwealth of Pennsylvania
Executrix: Rebecca J. Krakowski, c/o Joan M. Fairchild, Esq., 132 North Center Street, Corry, Pennsylvania 16407
Attorney: Joan M. Fairchild, Esq., 132 North Center Street, Corry, Pennsylvania 16407

**PLACEK, CLARENCE M.,
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Executor: Judith A. Sova, 2628 Carter Avenue, Erie, PA 16506
Attorney: Thomas S. Kubinski, Esquire, The Conrad - F.A. Breivillier House, 502 Parade Street, Erie, PA 16507

**PUSCHER, DORIS M.,
deceased**

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

Administrator: Thomas F. Manucci, 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 16057

**ROBERTSON, MICHAEL L.,
deceased**

Late of Waterford Township

Administratrix: Sarah E. Robertson
Attorney: Andrew J. Sisinni, Esquire, 1314 Griswold Plaza, Erie, PA 16501

**SEELEY, MARILYN C.,
a/k/a MARILYN CAROLINE
SEELEY,
deceased**

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

Executor: Gloria D. Grow, c/o 227 West 5th Street, Erie, PA 16507
Attorney: Mark O. Prenatt, Esquire, 227 West 5th Street, Erie, PA 16507

**STEG, GILBERT A., a/k/a
GILBERT A. STEG DDS, a/k/a
DR. GILBERT A. STEG,
deceased**

Late of Fairview Township, Erie County, Pennsylvania

Executor: Mark A. Steg, c/o Jeffrey D. Scibetta, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West 10th Street, Erie, PA 16501

Attorney: Jeffrey D. Scibetta, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West 10th Street, Erie, PA 16501

**WOZNICKI, JEROME L., SR.,
a/k/a JEROME L. WOZNICKI,
deceased**

Late of the Erie City

Executor: Andrew J. Sisinni
Attorney: Andrew J. Sisinni, Esquire, 1314 Griswold Plaza, Erie, PA 16501

THIRD PUBLICATION

**HAMBLIN, GLORIA R.,
deceased**

Late of Millcreek Township

Executor: Russell N. Hamblin, 3419 West 41st Street, Erie, PA 16506
Attorney: None

**KESER, ROGER A.,
deceased**

Late of the City of Erie

Administrator: Paul Keser
Attorney: John Mizner, Esq., 311 West Sixth Street, Erie, PA 16507

**SZUMIGALE, MARY A., a/k/a
MARY SZUMIGALE, a/k/a
MARY ANN SZUMIGALE,
deceased**

Late of Millcreek Township

Co-Executors: George D. Szumigale, Jr., Marylou Rosio and Jeffrey J. Szumigale, 901 State Street, Erie, PA 16501
Attorney: None

**TAYLOR, KAREN ANN, a/k/a
KAREN TAYLOR, a/k/a KAREN
A. TAYLOR,
deceased**

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

Co-Executrices: Barbara E. Opatny, 3684 County Line Road, Cochranton, PA 16314 and Patricia A. McNabb, 8963 West Lake Road, Lake City, PA 16423
Attorney: Grant M. Yochim, Esq., 24 Main St. E., P.O. Box 87, Girard, PA 16417

**URBAN, EDWARD F., a/k/a
EDWARD FRANKLIN URBAN,
SR., a/k/a EDWARD F. URBAN,
SR.,
deceased**

Late of Riverside County, California

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

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 2225 Colonial Avenue, Suite 206(f) 814-217-1331
 Erie, PA 16506 *bill@wtmortonlaw.com*

LEIGH ANN ORTON.....814-347-5724
 Sebald Hackwelder & Orton.....(f) 814-347-5725
 68 East Main Street
 North East, PA 16428..... *lorton@sholawyers.com*

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 425 West Tenth Street
 Erie, PA 16502 *matt@williamsandjorden.com*

DARLENE M. VLAHOS814-616-6605
 Vlahos Law Firm, P.C.(f) 814-616-8366
 3305 Pittsburgh Avenue
 Erie, PA 16508 *attylvlahos@aol.com*

Change of Firm Name

Adam J. Williams, Esq. Erie Business Law is now Williams & Jorden

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