

# Erie County Legal Journal

September 15, 2017

Vol. 100 No. 37



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100 ERIE

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# 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.**

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# Erie County Bar Association

## Calendar of Events and Seminars

### MONDAY, SEPTEMBER 25, 2017

ECBA Board of Directors Meeting  
Noon  
ECBA Headquarters

### TUESDAY, SEPTEMBER 26, 2017

Estate & Trust Section Leadership Committee Meeting  
Noon  
ECBA Headquarters

### TUESDAY, SEPTEMBER 26, 2017

ECBA Live Seminar  
*The Slants - Taking Their Trademark & First  
Amendment Rights Case to the U.S. Supreme Court*  
Gannon University Palumbo Academic Center  
5:30 p.m. - 6:30 p.m.  
\$47 (ECBA members wanting CLE)  
Free to Gannon Students, the Public and Attorneys not  
wanting CLE  
1 hour substantive

### WEDNESDAY, SEPTEMBER 27, 2017

Defense Bar Meeting  
Noon  
ECBA Headquarters

### WEDNESDAY, SEPTEMBER 27, 2017

Bankruptcy Section Brown Bag Lunch  
Noon  
Federal Courthouse

### WEDNESDAY, SEPTEMBER 27, 2017

Family Law Section Meeting  
Noon  
Judge Kelly's Courtroom

### THURSDAY, SEPTEMBER 28, 2017

Solo/Small Firm Division Meeting  
Noon  
Plymouth Tavern

### THURSDAY, OCTOBER 5, 2017

Young Lawyer Division's Oktoberfest Happy Hour  
with the Civil Litigation and  
Workers' Compensation Sections  
5:30 p.m. - 7:00 p.m.  
The Brewerie at Union Station

### SATURDAY, OCTOBER 7, 2017

*Wills For Heroes*  
Erie County Public Safety Building  
12:00 p.m. - 4:00 p.m.

### TUESDAY, OCTOBER 10, 2017

Red Mass  
Saint Peter Cathedral  
5:15 p.m.  
Buffet Dinner immediately following the Mass at  
Gannon University's Morosky Center, lower level  
\$38/person

### MONDAY, OCTOBER 23, 2017

ECBA Board of Directors Meeting  
Noon  
ECBA Headquarters



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

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Nicholas R. Pagliari  
Mary Alfieri Richmond  
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**PUBLIC NOTICE FOR REAPPOINTMENT OF A BANKRUPTCY JUDGE**

The current term of office of Thomas P. Agresti, United States Bankruptcy Judge for the Western District of Pennsylvania at Erie, Pennsylvania is due to expire on April 4, 2018. The United States Court of Appeals for the Third Circuit is considering the reappointment of Judge Agresti to a new 14-year term of office.

Upon reappointment, the incumbent would continue to exercise the jurisdiction of a bankruptcy judge as specified in United States Code title 28, United States Code title 11, and the Bankruptcy Amendments and Federal Judgeship Act of 1984, Pub. L. No. 98-353, §§ 101-122, 98 Stat. 333-346. In bankruptcy cases and proceedings referred by the district court, the incumbent would continue to perform the duties of a bankruptcy judge that might include holding status conferences, conducting hearings and trials, making final determinations, entering orders and judgments, and submitting proposed findings of fact and conclusions of law to the district court.

Members of the bar and the public are invited to submit comments for consideration by the Court of Appeals regarding the reappointment of Bankruptcy Judge Thomas P. Agresti to a new term of office. All comments will be kept confidential and should be directed to one of the following addresses:

agresti\_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 **October 26, 2017**.

Sept. 15, 22

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**OFFICE SPACE**

Office and support staff available, 311 West Sixth Street, Erie, Pennsylvania. Contact Melissa Mizner - 814-454-3889.

Sept. 15, 22

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**ASSOCIATE POSITION IN LITIGATION**

Large, established law firm seeks associate attorney with 0 to 3 years litigation experience. Excellent academic credentials required. Salary commensurate with experience. Send resume, undergraduate and law school transcripts to Sandra Brydon Smith at the Erie County Bar Association, 302 West 9th Street, **Box D**, Erie, PA 16502 or sbsmith@eriebar.com. Equal Opportunity Employer.

Sept. 8, 15, 22, 29

**BANKRUPTCY NOTICE**

**NOTICE OF SALE**

IN RE: GREATER ERIE  
INDUSTRIAL DEVELOPMENT  
CORPORATION

Bankruptcy Case No. 16-10389-TPA  
Real property consisting of a vacant  
lot known as 0 Iroquois Avenue,  
Harborcreek, Pennsylvania, bearing  
Erie County Tax Index Number  
(27) 013-103.0-003.00, the full legal  
description of which can be found  
in the deed recorded at the Erie  
County Recorder of Deeds Office at  
Instrument No. 2013-025874.

Sale to be held: October 5, 2017 at  
11:30 a.m. at the U.S. Courthouse,  
Bankruptcy Court, 17 South Park Row,  
Erie, Pennsylvania 16501

Objections due: September 25, 2017

Initial Offer: \$40,000.00

Higher and better offers will be  
considered at the hearing

AS IS; Contingencies: NONE

Contact: Joseph B. Spero, Trustee,  
3213 West 26th Street, Erie,  
Pennsylvania 16506, Phone (814)

836-1011, [sperolaw@neohio.twcba.com](mailto:sperolaw@neohio.twcba.com)

For Information, description, and  
photographs: [www.pawb.uscourts.gov/easi.htm](http://www.pawb.uscourts.gov/easi.htm)

Sept. 15

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**FICTITIOUS NAME NOTICE**

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

**FICTITIOUS NAME NOTICE**

NOTICE IS HEREBY GIVEN pursuant to Section 311(g) of the Fictitious Name Act as follows:

1. The fictitious name is Hickory Hill Country Village.
2. The principal place of business to be carried on under the fictitious name

is 2033 Ontario Drive, Waterford, Pennsylvania 16441

3. The name and address of the party to the registration is Waypoint Property Management, LLC, 7950 Palmer Drive, Fairview, PA 16415

4. An application for registration of the above fictitious name was filed with the Pennsylvania Department of State under the Fictitious Name Act on August 24, 2017

Kurt L. Sundberg

MARSH, SPAEDER, BAUR,  
SPAEDER & SCHAAF

300 State Street, Suite 300

Erie, PA 16507

(814) 456-5301

Sept. 15

**INCORPORATION NOTICE**

Notice is hereby given that Articles of Incorporation-Nonprofit were filed with and approved by the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, on the 25th day of August, 2017 for the purpose of obtaining a Certificate of Incorporation for a nonprofit corporation organized under the Corporation Law of 1988, as amended. The name of the corporation is FRENCH CREEK CURLING CLUB, INC.

Patsy A. Iezzi, Jr., Esquire

Attorney at Law

140 South Main Street, Suite 201

Greensburg, Pennsylvania 15601

Sept. 15



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*Confidential inquiries by phone or email to [mrsinfo@mrs-co.com](mailto:mrsinfo@mrs-co.com).*

**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

**SEPTEMBER 22, 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

Sept. 1, 8, 15

**SALE NO. 1**

**Ex. #11354 of 2017**

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

**v.**

**RAFAEL A. RODRIGUEZ and  
ESTHER R. SANTIAGO, Terre  
Tenant, Defendants**

**DESCRIPTION**

By virtue of a Writ of Execution filed at No. 2017-11354, Northwest Bank vs. Rafael A. Rodriguez and Esther R. Santiago, owners of property situate in the City of Erie, Erie County, Pennsylvania being: 3824 Lake Pleasant Road, Erie, Pennsylvania.

40' X 130' X 40' X 130'

Assessment Map Number: (18)

5383-114

Assessed Value Figure: \$79,400.00

Improvement Thereon: Residence

Kurt L. Sundberg, Esq.

Marsh Spaeder Baur Spaeder

& Schaaf, LLP

Suite 300, 300 State Street

Erie, Pennsylvania 16507

(814) 456-5301

Sept. 1, 8, 15

**SALE NO. 2**

**Ex. #11355 of 2017**

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

**v.**

**KATHLEEN A. RUTAN a/k/a**

**KATHLEEN A. KRYSIAK,**

**Defendant**

**DESCRIPTION**

By virtue of a Writ of Execution filed at No. 2017-11355, Northwest Bank vs. Kathleen A. Rutan a/k/a Kathleen A. Krysiak, owner of property situate in the Borough of Wesleyville, Erie County, Pennsylvania being: 2227 Eastern Avenue, Erie, Pennsylvania.

40' X 120' X 40' X 120'

Assessment Map Number: (50)

4-28-44

Assessed Value Figure: \$62,480.00

Improvement Thereon: Residence

Kurt L. Sundberg, Esq.

Marsh Spaeder Baur Spaeder

& Schaaf, LLP

Suite 300 State Street, Suite 300

Erie, Pennsylvania 16507

(814) 456-5301

Sept. 1, 8, 15

**SALE NO. 4**

**Ex. #10447 of 2017**

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

**v.**

**DARLENE M. THOMAS,**

**a/k/a DARLENE MARIA**

**RIEGER-THOMAS, Devisee of**

**FLORENCE P. RANOWIECKI,**

**Deceased, Defendant**

**DESCRIPTION**

By virtue of a Writ of Execution filed at No. 2017-10447 Northwest Bank vs. Darlene M. Thomas a/k/a Darlene Maria Rieger-Thomas, owner of property situate in the City of Erie, Erie County, Pennsylvania

being: 2705 German Street, Erie, Pennsylvania.

35' X 62' X 35' X 62'

Assessment Map Number: (18)

5078-122

Assessed Value Figure: \$54,220.00

Improvement Thereon: Residence

Kurt L. Sundberg, Esq.

Marsh Spaeder Baur Spaeder

& Schaaf, LLP

300 State Street, Suite 300

Erie, Pennsylvania 16507

(814) 456-5301

Sept. 1, 8, 15

**SALE NO. 6**

**Ex. #11243 of 2017**

**MARQUETTE SAVINGS  
BANK, Plaintiff**

**v.**

**RICHARD H. BAUER,**

**Defendant**

**DESCRIPTION**

By virtue of a Writ of Execution filed at No. 2017-11243, Marquette Savings Bank vs. Richard H. Bauer, owner of property situate in the Borough of Wesleyville, Erie County, Pennsylvania being: 2045 Water Street, Erie, Pennsylvania.

Approx. .0763 acres

Assessment Map Number: (50)

2-35-19

Assessed Value Figure: \$49,700.00

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

Sept. 1, 8, 15

**SALE NO. 8**

**Ex. #11231 of 2017**

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

**v.**

**Laurie A. Skelly, Defendant**

**DESCRIPTION**

By virtue of a Writ of Execution filed at No. 2017-11231, Northwest Bank f/k/a Northwest Savings Bank v. Laurie A. Skelly, owner of property situated in Fairview Township, Erie County, Pennsylvania being commonly known as 1416 Sumner Drive, Erie, PA with 2,350 square footage and 0.4683 acreage.

Assessment Map No. (21) 38-56-7  
Assessed Value Figure: \$222,390  
Improvement thereon: 1.5 story dwelling  
Mark G. Claypool, Esquire  
Knox McLaughlin Gornall  
& Sennett, P.C.  
120 West Tenth Street  
Erie, Pennsylvania 16501  
(814) 459-2800

Sept. 1, 8, 15

**SALE NO. 9**

**Ex. #11242 of 2017**

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

**v.**

**DOVETAIL GALLERY  
LIMITED and THE UNITED  
STATES OF AMERICA,  
Defendants**

**DESCRIPTION**

By virtue of a Writ of Execution filed to No. 11242-2017, Northwest Bank, f/k/a Northwest Savings Bank vs. Dovetail Gallery Limited and The United States of America, Dovetail Gallery Limited, owner of property situated in City of Erie, Erie County, Pennsylvania being 352 East 18th Street, Erie, Pennsylvania with 0.1818 acres.

Assessment Map Number: (15) 2020-129

Assessed Value Figure: 127,900.00  
Improvement Thereon: Brick Warehouse Building  
Nicholas R. Pagliari

Pa. Supreme Court ID No. 87877  
MacDONALD, ILLIG, JONES  
& BRITTON LLP

100 State Street, Suite 700  
Erie, Pennsylvania 16507-1459  
(814) 870-7754

Attorneys for Plaintiff

Northwest Bank, f/k/a Northwest Savings Bank

Sept. 1, 8, 15

**SALE NO. 10**

**Ex. #10224 of 2017**

**CITIZENS BANK OF  
PENNSYLVANIA, Plaintiff**

**v.**

**Patrick M. Voorhis, Carrie  
F. Voorhis, United States of  
America, Defendants**

**DESCRIPTION**

ALL THAT CERTAIN piece or parcel of land situate in Tract 186 of the Township of Greene, County of Erie and Commonwealth of Pennsylvania. BEING KNOWN AS: 10101 Wattsburg Road, Erie, PA 16509  
PARCEL #25-006-021-0-009.02  
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

Sept. 1, 8, 15

**SALE NO. 11**

**U.S. BANK NATIONAL  
ASSOCIATION AS  
INDENTURE TRUSTEE FOR  
SPRINGLEAF MORTGAGE  
LOAN TRUST 2013-2,  
MORTGAGE-BACKED  
NOTES, SERIES 2013-2  
Plaintiff**

**v.**

**KATHY L. ANDERSON a/k/a  
KATHLEEN L. ANDERSON  
a/k/a KATHLEEN L. SOCIE,  
Defendant(s)**

**DESCRIPTION**

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE CITY OF ERIE, COUNTY OF ERIE AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT IN THE SOUTH LINE OF TWENTY-THIRD STREET, ONE HUNDRED FIFTY (150) FEET WEST OF THE WEST LINE OF WALLACE STREET; THENCE SOUTHWARDLY PARALLEL WITH WALLACE STREET, ONE HUNDRED THIRTY-FIVE (135) FEET; THENCE WESTWARDLY PARALLEL WITH TWENTY-THIRD STREET, THIRTY (30) FEET; THENCE NORTHWARDLY PARALLEL WITH WALLACE STREET, ONE HUNDRED THIRTY-FIVE (135) FEET TO THE SOUTH LINE OF TWENTY-THIRD STREET; THENCE EASTWARDLY ALONG THE SOUTH LINE OF TWENTY-THIRD STREET,

THIRTY (30) FEET TO THE PLACE OF BEGINNING. SAID PREMISES HAVING ERECTED THEREON A TWO-STORY DWELLING HOUSE  
Tax Parcel#: 18050018010900  
PROPERTY ADDRESS: 447 East 23rd Street Erie, PA 16503  
KML Law Group, P.C.  
Attorney for Plaintiff  
Suite 5000 - BNY Independence Center, 701 Market Street  
Philadelphia, PA 19106  
(215) 627-1322

Sept. 1, 8, 15

**SALE NO. 12**

**Ex. #11143 of 2017**

**JPMORGAN CHASE BANK,  
NATIONAL ASSOCIATION,  
Plaintiff**

**v.**

**SHAWN W. MCFEELY  
Defendant(s)**

**DESCRIPTION**

ALL that certain piece or parcel of land situate in Tract 171 of the Township of North East, County of Erie and Commonwealth of Pennsylvania, bounded and described as follows, to-wit

BEGINNING at the point of intersection of the center line of the Orchard Beach Road, formerly the road leading from Buffalo Road to the woolen factory; thence North 72° East along the center line of East Middle Road, 312.18 feet to an iron survey point at the Northwest corner of land of Daniel L Betts and Margaret R. Betts, his wife, as recorded in Deed Book 1253, page 352; thence South 14° 05' East along Betts land 186.55 feet to a point in the North line of land of R. Richard Mazza and Kimberly A. Mazza, his wife, as recorded in Deed Book 1522, page 264; thence South 69° 15' West, a distance of 50 feet (call was erroneously omitted in prior Deeds); thence South 86° 52' West along the North line of Mazza land, 300.5 feet to an iron pin in the center of the Orchard Beach Road; thence North 1° 30' (erroneously referred to as 39' in prior Deeds) East along the center line of Orchard Beach Road, 122.9 feet to the place of beginning.

Having erected thereon a two-story dwelling, with detached garage,



known and numbered as 11309 East Middle Road, North East, Pennsylvania 16428 and bearing Erie County Tax Index Number (37) 17-39-1.

PARCEL# 37-017-0390-00100

PROPERTY ADDRESS: 11309

Middle Road, North East, PA 16428

KML Law Group, P.C.

Attorney for Plaintiff

Suite 5000 - BNY Independence

Center

701 Market Street

Philadelphia, PA 19106

(215) 627-1322

Sept. 1, 8, 15

**SALE NO. 13**

Ex. #11345 of 2017

**U.S. BANK NATIONAL  
ASSOCIATION AS  
INDENTURE TRUSTEE  
FOR CIM TRUST 2015-2AG  
MORTGAGE-BACKED  
NOTES, SERIES 2015-2AG,  
Plaintiff**

v.

**BARBARA H. STERLING,  
EDWIN R. STERLING,  
Defendant(s)**

**DESCRIPTION**

ALL that certain piece or parcel of land situate in the Township of Springfield, County of Erie and Commonwealth of Pennsylvania, bounded and described as follows, to-wit: BEGINNING at a point in the north line of U.S. Route 20, also known as the Ridge Road in the Village of West Springfield, said point is also at the intersection of said Route 20 with a new road known as Springfield Road as plotted in a survey of Springfield Heights Subdivision dated December 8, 1974, by Jeffrey A. Savage, Registered Surveyor, thence northerly along the easterly line of Springfield Road, Two hundred fifty (250) feet, more or less, to a point; thence easterly, Two hundred five (205) feet, more or less, to a point; thence southerly, Two hundred fifteen (215) feet, more or less, to a point on the northerly line of Route 20; thence westerly along the northerly line of Route 20, Two hundred forty (240) feet, more or less, to the place of beginning, containing approximately one acre.

The first parties have no actual knowledge of any hazardous waste as defined in Act. No. 1980-97 of the Commonwealth of Pennsylvania, having been or which is presently being disposed on or about property described in this deed.

TAX ID# (39) 16-35-27.03

Property Address: 2500 Nursery Road, Lot #109 South Lake City, PA 16423

KML Law Group, P.C.

Attorney for Plaintiff

Suite 5000 - BNY Independence

Center, 701 Market Street

Philadelphia, PA 19106

(215) 627-1322

Sept. 1, 8, 15

**SALE NO. 14**

Ex. #11164 of 2017

**JPMORGAN CHASE BANK,  
NATIONAL ASSOCIATION,  
Plaintiff**

v.

**JOSEPH D. ZARZECZNY,  
Defendant(s)**

**DESCRIPTION**

ALL that certain piece or parcel of land situate in the Township of Millcreek, County of Erie and State of Pennsylvania and being part of Lot No. Twenty-Seven (27) of Edgewood Subdivision of part of Tract #13 as shown on a map of said subdivision recorded in the office of the Recorder of Deeds for Erie County, Pennsylvania in Map Book 2, page 499, which property is further described as follows, to-wit:

BEGINNING at a point on the south line of West 12th Street, twenty-seven (27') feet west of the east line of Lot Twenty-Seven (27) of Edgewood Subdivision; thence westwardly along the south line of Lot Twenty-Seven (27) of Edgewood Subdivision, one hundred sixty-two feet, six inches (162' 6") to a point; thence eastwardly in a line parallel to the south line of West 12th Street, sixty-three (63') feet to a point; thence northwardly, parallel with the west line of Lot Twenty-Seven (27), Edgewood Subdivision, one hundred sixty-two feet, six inches (162' 6") to the south line of West 12th Street, the place of beginning.

Tax Index Numbers 33-035-0740-00200

PROPERTY ADDRESS: 3263 West 12th Street Erie, PA 16505

KML Law Group, P.C.

Attorney for Plaintiff

Suite 5000 - BNY Independence

Center, 701 Market Street

Philadelphia, PA 19106

(215) 627-1322

Sept. 1, 8, 15

**SALE NO. 15**

Ex. #12726 of 2016

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

v.

**EMILY A. BOYAJIAN,  
Defendants**

**DESCRIPTION**

By virtue of a Writ of Execution No. 2016-12726, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. EMILY A. BOYAJIAN, Defendants Real Estate: 350 EAST 36TH STREET, ERIE, PA 16504

Municipality: City of Erie

Erie County, Pennsylvania

Dimensions: 50 x 110

See Instrument #: 2010-012222

Tax I.D. (18) 5365-325

Assessment: \$17,600 (Land)

\$85,140 (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

Sept. 1, 8, 15

**SALE NO. 16**

Ex. #13159 of 2016

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

v.

**MICHAEL BRUMAGIN AND  
JENNIFER C. BRUMAGIN,  
Defendants**

**DESCRIPTION**

By virtue of a Writ of Execution

No. 2016-13159, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. MICHAEL BRUMAGIN AND JENNIFER C. BRUMAGIN, Defendants  
Real Estate: 27 5TH AVENUE, UNION CITY, PA 16438  
Municipality: Second Ward of the Borough of Union City  
Erie County, Pennsylvania  
Dimensions: 50 x 155  
See Instrument #: 2005-027262  
Tax I.D. (42) 9-27-23.  
Assessment: \$12,500 (Land)  
\$71,400 (Bldg)  
Improvement thereon: a residential dwelling house as identified above  
Leon P. Haller, Esquire  
Purcell Krug & Haller  
1719 North Front Street  
Harrisburg, PA 17104  
(717) 234-4178

Sept. 1, 8, 15

**SALE NO. 18**

**Ex. # 10281 of 2017**  
**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff**

**v.**

**JAMIE R. CONNER, Defendants**  
**DESCRIPTION**

By virtue of a Writ of Execution No. 2017-10281, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. JAMIE R. CONNER, Defendants  
Real Estate: 2414 LINWOOD AVENUE, ERIE, PA  
Municipality: City of Erie  
Erie County, Pennsylvania  
Dimensions: 40.03 x 218 x IR  
See Deed Book 1030, page 1389  
Tax I.D. (18) 5140-320  
Assessment: \$18,900 (Land)  
\$23,500 (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

Sept. 1, 8, 15

**SALE NO. 20**

**Ex. # 12542 of 2016**  
**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff**

**v.**

**BRIAN HARPSTER AND JOSEPH HARPSTER, THE KNOWN HEIRS OF KATHLEEN M. HARPSTER, AND THE UNKNOWN HEIRS OF KATHLEEN M. HARPSTER, DECEASED, Defendants**  
**DESCRIPTION**

By virtue of a Writ of Execution No. 2016-12542, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. BRIAN HARPSTER AND JOSEPH HARPSTER, THE KNOWN HEIRS OF KATHLEEN M. HARPSTER, AND THE UNKNOWN HEIRS OF KATHLEEN M. HARPSTER, DECEASED, Defendants  
Real Estate: 1113 W. 7TH STREET, ERIE, PA 16502  
Municipality: City of Erie  
Erie County, Pennsylvania  
Dimensions: 34.25 x 96  
See Deed Book 1126, page 1988  
Tax I.D. (17) 4034-108  
Assessment: \$7,500 (Land)  
\$60,600 (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

Sept. 1, 8, 15

**SALE NO. 21**

**Ex. # 10861 of 2017**  
**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff**

**v.**

**JASON E. HARRIS, Defendants**

**DESCRIPTION**

By virtue of a Writ of Execution No. 2017-10861, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. JASON E. HARRIS, Defendants  
Real Estate: 210 EAST 23RD STREET, ERIE, PA 16503  
Municipality: City of Erie  
Erie County, Pennsylvania  
Dimensions: 53.90 x 134.95  
See Deed Book 1408, page 482  
Tax I.D. (18) 5010-226  
Assessment: \$5,900 (land)  
\$73,950 (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

Sept. 1, 8, 15

**SALE NO. 23**

**Ex. # 11179 of 2017**  
**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff**

**v.**

**STACEY L. REYNOLDS AND DOUGLAS W. REYNOLDS, Defendants**  
**DESCRIPTION**

By virtue of a Writ of Execution No. 2017-11179, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. STACEY L. REYNOLDS AND DOUGLAS W. REYNOLDS, Defendants  
Real Estate: 133 EAST IRVING STREET, CORRY, PA 16407  
Municipality: City of Corry  
Erie County, Pennsylvania  
Dimensions: 61 x 168.3  
See Deed Book 462, page 2225  
Tax I.D. (6) 15-22-19  
Assessment: \$12,700 (Land)  
\$43,310 (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

Sept. 1, 8, 15

**SALE NO. 25**

**Ex. # 10811 of 2017**

**MIDFIRST BANK, Plaintiff  
v.**

**ROBERT K. WITHERSPOON,  
Defendants**

**DESCRIPTION**

By virtue of a Writ of Execution No. 10811-17 MIDFIRST BANK, Plaintiff vs. ROBERT K. WITHERSPOON, Defendants Real Estate: 225 EAST 22ND STREET, ERIE, PA 16503 Municipality: City of Erie Erie County, Pennsylvania Dimensions: 47.25 X 135.03 See Deed Book 1472, page 70 Tax I.D. (18) 5010-214 Assessment: \$5,700 (Land)  
\$85,800 (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

Sept. 1, 8, 15

**SALE NO. 26**

**Ex. # 11069 of 2017**

**PENNSYLVANIA HOUSING  
FINANCE AGENCY, Plaintiff  
v.**

**AARON D. WYANT, Defendants  
DESCRIPTION**

By virtue of a Writ of Execution No. 2017-11069 PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. AARON D. WYANT, Defendants Real Estate: 432 E. 25TH STREET, ERIE, PA 16503 Municipality: City of Erie Erie County, Pennsylvania Dimensions: 30 X 128 See Deed Book 964, page 424 Tax I.D. (18) 5019-229 Assessment: \$5,300 (Land)  
\$33,000 (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

Sept. 1, 8, 15

**SALE NO. 27**

**Ex. # 12929 of 2016**

**U.S. Bank National Association,  
(Trustee for the Pennsylvania  
Housing Finance Agency,  
pursuant to a Trust Indenture  
dated as of April 1, 1982),  
Plaintiff  
v.**

**Craig A. Bryant, individually and  
as Co-Administrator of the Estate  
of Sheila A. Bryant and John M.  
Bryant as Co-Administrator of  
the Estate of Sheila A. Bryant,  
Defendants**

**DESCRIPTION**

By virtue of a Writ of Execution filed to No. 12929-16, U.S. Bank National Association et al vs. Craig A. Bryant et al, owner(s) of property situated in City of Erie, Fifth Ward, City of Erie and state of PA. HET a dwg k/a 2006 Woodlawn Avenue, Erie, PA 16510, being described as follows: parcel # 18-5132-519 and being more fully described in deed dated 08/26/2016 and recorded 08/31/2016, among the land records of the county and state set forth above, in instrument # 2016-018913. Dimensions: 0.14 acres or 6,175 square feet of land, living area 1,288 square feet Assessment Map Number: 18-5132-519

Assess Value figure: \$117,300 Improvement thereon: A single family dwelling Lois M. Viti, Esquire Attorney for Plaintiff 215 Fourth Avenue Pittsburgh, PA 15222 (412) 281-1725

Sept. 1, 8, 15

**SALE NO. 28**

**Ex. # 10419 of 2017**

**HSBC Bank USA, National  
Association as Trustee for Wells  
Fargo Home Equity Asset-  
Backed Securities 2004-2 Trust,  
Home Equity Asset-Backed  
Certificates, Series 2004-2,**

**Plaintiff**

**v.**

**Pamella D. Ford, AKA Pamella  
Delores Ford, Defendant**

**DESCRIPTION**

By virtue of a Writ of Execution file to No. 2017-10419, HSBC Bank USA, National Association as Trustee for Wells Fargo Home Equity Asset-Backed Securities 2004-2 Trust, Home Equity Asset-Backed Certificates, Series 2004-2 vs. Pamella D. Ford, AKA Pamella Delores Ford, owner(s) of property situated in The City of Erie, County of Erie, Commonwealth of Pennsylvania being 2223 Cameron Road, Erie, PA 16510 0.1309 Acres Assessed Value figure: \$81,990.00 Improvement thereon: Single Family Dwelling Meredith H. Wooters, Esquire Manley Deas Kochalski LLC P.O. Box 165028 Columbus, OH 43216-5028 614-220-5611

Sept. 1, 8, 15

**SALE NO. 29**

**Ex. # 13124 of 2015**

**PNC Bank, National Association,  
Plaintiff  
v.**

**LORRAINE BAILEY, KNOWN  
HEIR OF VENA BAILEY,  
RAYMOND BAILEY A/K/A  
RAYMOND H. BAILEY,  
INDIVIDUALLY AND AS  
KNOWN HEIR OF VENA  
BAILEY, RAYMOND BAILEY,  
JR., KNOWN HEIR OF VENA  
BAILEY, TRACEY BAILEY,  
KNOWN HEIR OF VENA  
BAILEY, UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS AND  
ALL PERSONS, FIRMS OR  
ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST  
FROM OR UNDER EUGENE  
DRAKE, KNOWN HEIR OF  
VENA BAILEY, UNKNOWN  
HEIRS, SUCCESSORS,  
ASSIGNS AND ALL PERSONS,  
FIRMS OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR  
INTEREST FROM OR UNDER  
VENA BAILEY, Defendant(s)**

**DESCRIPTION**

ALL THAT CERTAIN LOT OF LAND SITUATE IN CITY OF ERIE, ERIE COUNTY, PENNSYLVANIA: BEING KNOWN AS 3622 Maple St., Erie, PA 16508  
 PARCEL NUMBER:  
 19061007020500  
 IMPROVEMENTS: Residential Property  
 UDREN LAW OFFICES, P.C.  
 David Neeran, Esquire  
 Attorney for Plaintiff  
 111 Woodcrest Road, Suite 200  
 Cherry Hill, NJ 08003-3620  
 856-669-5400

Sept. 1, 8, 15

**SALE NO. 30**

**Ex. # 11391 of 2017**

**Federal National Mortgage Association ("Fannie Mae"),  
 Plaintiff**

**v.**

**Jasim H. Al-Temimi, Defendant  
 DESCRIPTION**

By virtue of a Writ of Execution filed to No. 11391-17, Federal National Mortgage Association ("Fannie Mae") v. Jasim H. Al-Temimi Owner(s) of property situated in City of Erie, Erie County, Pennsylvania, being 1138 East 20th Street, Erie, PA 16503

ALL THAT CERTAIN PIECE OR PARCEL OF LAND situate in the City of Erie, County of Erie and State of Pennsylvania, being more fully bounded and described as follows, to-wit: COMMENCING at a point in the north line of Twentieth Street two hundred and forty (240) feet west of the west line of Brandes Street; thence northerly parallel with Brandes Street, one hundred and five (105) feet; thence westerly parallel with Twentieth Street, thirty (30) feet; thence southerly parallel with Brandes Street one hundred and five (105) feet to Twentieth Street and thence easterly along Twentieth Street thirty (30) feet to the place of beginning. Having erected thereon a dwelling being commonly known as 1138 East 20th Street, Erie, Pennsylvania. Bearing Erie County Assessment Index Number (15) 2054-238. Being the same premises conveyed to Grantors herein by Deed recorded on November 29, 1978 in the Erie

County Recorder of Deeds Book 1332 at page 77.  
 Assessment Map number: 15-020-054.0-238.00  
 Assessed Value figure: \$33,840.00  
 Improvement thereon: Residential Dwelling  
 MARTHA E. VON ROSENSTIEL, P.C.  
 Martha E. Von Rosenstiel, Esq / No 52634  
 Heather Riloff, Esq / No 309906  
 Tyler J. Wilk, Esq / No 322247  
 649 South Ave, Ste 7  
 Secane, PA 19018  
 (610) 328-2887  
 Attorneys for Plaintiff

Sept. 1, 8, 15

**SALE NO. 31**

**Ex. # 10319 of 2017**

**Village Capital & Investment, LLC, Plaintiff**

**v.**

**Brenda Austin, Defendant  
 DESCRIPTION**

By virtue of a Writ of Execution filed to No. 10319-2017, Village Capital & Investment, LLC vs. Brenda Austin, owners of property situated in Erie City, Erie County, Pennsylvania being 961 E 23rd St., Erie, PA 16503  
 1600 Square Feet  
 Assessment Map number: 18-50-38-105  
 Assessed Value figure: 35,200.00  
 Improvement thereon: Residential Dwelling  
 Roger Fay, Esquire  
 1 E. Stow Road  
 Marlton, NJ 08053  
 (856) 482-1400

Sept. 1, 8, 15

**SALE NO. 32**

**Ex. # 12676 of 2013**

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

**v.**

**Regis P. Mabie and Rita E. Mabie, Defendants  
 DESCRIPTION**

By virtue of a Writ of Execution filed to No. 12676-13, Bayview Loan Servicing, LLC, a Delaware Limited Liability Company vs. Regis P. Mabie and Rita E. Mabie, owners of property situated in Erie City, Erie County, Pennsylvania being 806 E

Grandview Blvd, Erie, PA 16504  
 1696 Square Feet  
 Assessment Map number: 18-5372.0.900.00  
 Assessed Value figure: \$119,700.00  
 Improvement thereon: Residential Dwelling  
 Roger Fay, Esquire  
 1 E. Stow Road  
 Marlton, NJ 08053  
 (856) 482-1400

Sept. 1, 8, 15

**SALE NO. 33**

**Ex. # 11132 of 2017**

**PHH Mortgage Corporation, d/b/a Coldwell Banker Mortgage, Plaintiff**

**v.**

**Bernard Bell, Jack Harper, Defendant(s)**

**DESCRIPTION**

By virtue of a Writ of Execution filed to No. 11132-17, PHH Mortgage Corporation, d/b/a Coldwell Banker Mortgage vs. Bernard Bell, Jack Harper  
 Amount Due: \$44,319.41  
 Bernard Beil, Jack Harper, owner(s) of property situated in ERIE CITY, Erie County, Pennsylvania being 2409 Downing Avenue, Erie, PA 16510  
 Assessment Map number: 18051025021700  
 Assessed Value: \$53,600.00  
 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

Sept. 1, 8, 15

**SALE NO. 34**

**Ex. # 11356 of 2016**

**Wells Fargo Bank, N.A., Plaintiff**

**v.**

**Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under S Gene Combs, Deceased, Defendant(s)**

**DESCRIPTION**

By virtue of a Writ of Execution filed to No. 2016-11356, Wells Fargo Bank, N.A. vs. Unknown Heirs,

Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under S Gene Combs, Deceased  
Amount Due: \$87,030.37  
Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under S Gene Combs, Deceased, owner(s) of property situated in WATTSBURG BOROUGH, Erie County, Pennsylvania being 14396 Main Street, a/k/a 9541 Jamestown Street, Wattsburg, PA 16442  
Dimensions: 92.5 X 225  
Assessment Map number: 48001001000600  
Assessed Value: \$83,150.00  
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

Sept. 1, 8, 15

**SALE NO. 35**

**Ex. # 10198 of 2017**  
**Wells Fargo Bank, N.A., Plaintiff**  
**v.**

**Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Heidi Ann Crummie, Deceased, Defendant(s)**

**DESCRIPTION**

By virtue of a Writ of Execution filed to No. 10198-17, Wells Fargo Bank, N.A. vs. Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Heidi Ann Crummie, Deceased  
Amount Due: \$51,272.09  
Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Heidi Ann Crummie, Deceased, owner(s) of property situated in WASHINGTON TOWNSHIP, Erie County, Pennsylvania being 235 Hickory Street, Edinboro, PA 16412-2056  
Dimensions: 40 X 100  
Acreage: 0.0918

Assessment Map number: 11-001-011.0-001.06  
Assessed Value: \$82,700.00  
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

Sept. 1, 8, 15

**SALE NO. 36**

**Ex. # 10789 of 2015**  
**PHH Mortgage Corporation, f/k/a Cendant Mortgage Corporation, Plaintiff**  
**v.**  
**Christine M. Gustafson, Matthew J. Gustafson, Defendant(s)**

**DESCRIPTION**

By virtue of a Writ of Execution filed to No. 10789-15, PHH Mortgage Corporation, f/k/a Cendant Mortgage Corporation vs. Christine M. Gustafson, Matthew J. Gustafson  
Amount Due: \$81,886.85  
Christine M. Gustafson, Matthew J. Gustafson, owner(s) of property situated in ERIE CITY, Erie County, Pennsylvania being 3210 Marvin Avenue, Erie, PA 16504-1140  
Assessment Map number: 18050074020400  
Assessed Value: \$92,600.00  
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

Sept. 1, 8, 15

**SALE NO. 37**

**Ex. # 12855 of 2016**  
**Wells Fargo Financial Pennsylvania, Inc. Plaintiff**  
**v.**

**Christopher M. Miller, Heather M. Miller, Defendant(s)**  
**DESCRIPTION**

By virtue of a Writ of Execution filed to No. 12855-16, Wells Fargo Financial Pennsylvania, Inc. vs. Christopher M. Miller, Heather M. Miller  
Amount Due: \$206,209.19  
Christopher M. Miller, Heather

M. Miller, The United States of America C/O The United States Attorney for The Western District of PA, owner(s) of property situated in SUMMIT TOWNSHIP, Erie County, Pennsylvania being 8630 Dundee Road, Erie, PA 16509-5406  
Dimensions: 200 X 175  
Acreage: 0.8035  
Assessment Map number: 40013086001500  
Assessed Value: \$171,100.00  
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

Sept. 1, 8, 15

**SALE NO. 38**

**Ex. # 10760 of 2017**  
**Nationstar Mortgage LLC, Plaintiff**  
**v.**

**Melissa R. Lijewski-Farley a/k/a Melissa R. Lijewski, Defendant**  
**DESCRIPTION**

By virtue of a Writ of Execution filed to No. 2017-10760, Nationstar Mortgage LLC vs. Melissa R. Lijewski-Farley a/k/a Melissa R. Lijewski, owner(s) of property situated in Girard, Erie County, Pennsylvania being 129 Myrtle St., Girard, PA 16417  
0.1951  
Assessment Map number: 23015050002900  
Assessed Value figure: \$104,000.00  
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

Sept. 1, 8, 15

**SALE NO. 39**

**Ex. # 12545 of 2015**  
**Embrace Home Loans, Inc., Plaintiff**  
**v.**

**Gary W. Dowlen and The United States of America, Dept. of Treasury, c/o U.S. Attorney's Office, Defendants**

**DESCRIPTION**

All that certain piece or parcel of land situate in Tract 421 of the Township of Washington, County of Erie and State of Pennsylvania, being Lot No. 1 of the Maple Crest Acres Subdivision and recorded in Erie County Map Book 26, Page 155. Said premise having erected thereon a dwelling commonly known as 4801 Neyland Road, Edinboro, Pennsylvania, and are further identified by Erie County Assessment Index No. (45) 8-13-1.04 Subject to no mobile homes shall be permitted to be located on the within described premises.

Under and subject to restrictions, reservations, easements, covenants, and conditions, exceptions, oil and gas leases, and/or coal and mining rights as are the same may appear in prior instruments of record or as may be visible or in place on the premises. Fee Simple Title Vested in Gary W. Dowlen and Lynn Dowlen, his wife, as tenants by the entirety by deed from Timothy Allen Dillen and Dawn R. Dillen, his wife, dated August 22, 2005, recorded August 22, 2005, in the Erie County Recorder of Deeds in Deed Book 1262, Page 2347.

..... and the said Lynn Dowlen died October 21, 2011, whereupon title to premises in question became vested in Gary W. Dowlen, by right of survivorship.

PROPERTY ADDRESS: 4801 Neyland Road, Edinboro, PA 16412-1188

PARCEL NUMBER:  
45008013000104

Attorney for Plaintiff:

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

Sept. 1, 8, 15

**SALE NO. 40**

**Ex. # 11133 of 2017**

**DLJ Mortgage Capital, Inc.,  
Plaintiff**

**v.**

**Angela M. Ellis, Defendant**

**DESCRIPTION**

PARCEL NO.: 19060053030400

All that certain piece or parcel of land situate in the City of Erie, County of Erie and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point in the south line of Goodrich Street two hundred ninety-nine (299) feet west of the west line of Peach Street; thence south parallel with the west line of Lot No. 1 one hundred forty (140) feet to a point; thence west, parallel with the south line of Goodrich Street forty (40) feet to a point; thence north, parallel with the west line of Lot No. 1 one hundred forty (140) feet to the south line of Goodrich Street; thence east, along the south line of Goodrich Street forty (40) feet to the place of beginning; having erected thereon a two story frame dwelling house known as 129 Goodrich Street, Erie, PA 16508, bearing Erie County Tax No. (19) 6053-304 and being the same premises conveyed to mortgagor herein by deed recorded

this date.

PROPERTY ADDRESS: 129 Goodrich Street, Erie, PA 16508

PARCEL NUMBER:

19060053030400

Attorney for Plaintiff:

M. TROY FREEDMAN, ESQUIRE  
STERN & EISENBERG, PC

1581 Main Street, Suite 200

The Shops at Valley Square

Warrington, PA 18976

(215) 572-8111

Sept. 1, 8, 15

**SALE NO. 42**

**Ex. # 10226 of 2017**

**LSF9 Master Participation Trust,  
Plaintiff**

**v.**

**James E. Szympruch and Mary  
R. Szympruch, Defendants**

**DESCRIPTION**

By virtue of a Writ of Execution filed to No. 10226-17, LSF9 Master Participation Trust v. James E. Szympruch and Mary R. Szympruch James E. Szympruch and Mary R. Szympruch, owners of property situated in the Township of Girard, Erie County, Pennsylvania being 9925 Old Ridge Road, Girard, Pennsylvania 16417.

Tax ID. No. 24011054000200 and 24011054000100

Assessment: \$172,680.29

Improvements: Residential Dwelling

McCabe, Weisberg and Conway, P.C.

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

215-790-1010

Sept. 1, 8, 15

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AUDIT LIST  
NOTICE BY  
KENNETH J. GAMBLE  
Clerk of Records,  
Register of Wills and Ex-Officio Clerk of  
the Orphans' Court Division, of the  
Court of Common Pleas of Erie County, Pennsylvania

The following Executors, Administrators, Agents, 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, September 6, 2017** and confirmed Nisi.

**October 18, 2017** is the last day on which Objections may be filed to any of these accounts.

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

<u>2017</u>	<u>ESTATE</u>	<u>ACCOUNTANT</u>	<u>ATTORNEY</u>
252.	Cecilia Pillar, Principal .....	Robin Barthelson, Agent.....	Michael A. Agresti, Esq.

KENNETH J. GAMBLE  
Clerk of Records  
Register of Wills &  
Orphans' Court Division

Sept. 15, 22

ATTENTION ALL ATTORNEYS

Are you or an attorney you know dealing with personal issues related to drug or alcohol dependency, depression, anxiety, gambling, eating disorders, sexual addiction, other process addictions or other emotional and mental health issues?

— YOU ARE FAR FROM BEING ALONE! —

*You are invited and encouraged to join a small group of fellow attorneys who meet informally in Erie on a monthly basis. Please feel free to contact ECBA Executive Director Sandra Brydon Smith at 814/459-3111 for additional information. Your interest and involvement will be kept **strictly confidential**.*

**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****BAGOSI, LOUIE,  
deceased**

Late of Fairview Township, Erie County, Pennsylvania  
*Executrix:* Joan Summerville, c/o Frances A. McCormick, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501  
*Attorney:* Frances A. McCormick, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**BORDEN, KATHLEEN C., a/k/a  
KATHLEEN CONSTANCE  
BORDEN, a/k/a KAY BORDEN,  
a/k/a KATHLEEN KELLY,  
deceased**

Late of the Township of North East  
*Executor:* Paul A. Borden  
*Attorney:* Marsh, Spaeder, Baur, Spaeder & Schaaf, LLP, Michael G. Nelson, Esquire, 300 State Street, Suite 300, Erie, Pennsylvania 16507

**COCCO, VINCENZA MARIE,  
a/k/a VINCENZA M. COCCO,  
deceased**

Late of the City of Erie, County of Erie, State of Pennsylvania  
*Executrix:* Marguerite Seymour, 8404 Winding Wood Drive, Port Richey, FL 34668  
*Attorney:* Grant M. Yochim, Esq., 24 Main St. E., P.O. Box 87, Girard, PA 16417

**COPELAND, SAMUEL T., JR.,  
deceased**

Late of the City of Erie, County of Erie  
*Administrator:* Veronica Lyons, 1341 Timber Ridge Dr., Erie, Pennsylvania 16509  
*Attorney:* None

**JOHNSON, DOROTHY H., a/k/a  
DOROTHY HAZEL JOHNSON,  
deceased**

Late of Millcreek Township, Erie County  
*Executrix:* Betty L. Holmwood, 4933 School Street, McKean, PA 16426  
*Attorney:* None

**KOHLER, WILLIAM E.,  
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania  
*Executor:* Charlene Antalek, 4630 Diplomat Drive, Stow, OH 44224  
*Attorney:* Thomas S. Kubinski, Esquire, The Conrad - F.A. Brevillier House, 502 Parade Street, Erie, PA 16507

**MCCARTHY, MICHAEL,  
deceased**

Late of the Township of Lawrence Park, County of Erie and Commonwealth of Pennsylvania  
*Executrix:* Kathy Krawczyk, c/o Charbel G. Latouf, Esquire, Latouf Law Firm, 246 West 10th Street, Erie, PA 16501  
*Attorney:* Charbel G. Latouf, Esquire, Latouf Law Firm, 246 West 10th Street, Erie, PA 16501

**REYNAUD, LEO H., JR.,  
deceased**

Late of the Township of Harborcreek, County of Erie and Commonwealth of Pennsylvania  
*Executrix:* Betty Jane Reynaud, 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

**SHELLITO, HARVEY H.,  
deceased**

Late of the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania  
*Executrix:* Lisa J. Danielczyk, 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

**SECOND PUBLICATION****CYTERSKI, NORBERT ADAM,  
deceased**

Late of the Township of Harborcreek, County of Erie, Commonwealth of Pennsylvania  
*Administratrix:* Jackie Freeman, c/o John J. Shimek, III, Sterrett Mott Breski & Shimek, 345 West 6th Street, Erie, PA 16507  
*Attorney:* John J. Shimek, III, Esquire, Sterrett Mott Breski & Shimek, 345 West 6th Street, Erie, PA 16507

**FLICK, MELVA M., a/k/a MELVA  
FLICK,  
deceased**

Late of Township of Harborcreek, Erie County, Commonwealth of Pennsylvania  
*Executrix:* Elaine A. Zohns, 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

**HUCK, MARY LOUISE,  
deceased**

Late of the City of Erie, County of Erie  
*Executor:* Barbara Little  
*Attorney:* Barbara J. Welton, Esquire, 2530 Village Common Dr., Suite B, Erie, PA 16505



**MAROGLIO, TERESA A., a/k/a  
TERESA ANN MAROGLIO,  
deceased**

Late of North East Township, Erie County, PA  
*Executrix:* Tamara A. Maas, 9300 W. Middle Road, North East, PA 16428  
*Attorney:* Leigh Ann Orton, Esq., Sebald Hackwelder Orton, 68 East Main Street, North East, PA 16428

**SPINELLI, CAROL ANN,  
deceased**

Late of the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania  
*Executor:* Robert D. Spinelli, Jr.  
*Attorney:* Thomas J. Minarcik, Esquire, ELDERKIN LAW FIRM, 150 East 8th Street, Erie, PA 16501

**WEBER, JEAN, a/k/a JEAN H. WEBER,  
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania  
*Executor:* Roger Weber, 2923 Post Ave., Erie, PA 16508  
*Attorney:* Gary K. Schonthal, Esquire, The Conrad - F.A. Brevillier House, 502 Parade Street, Erie, PA 16507

**WEISS, EDWARD W., a/k/a  
EDWARD WEISS, a/k/a  
WILLIAM WEISS,  
deceased**

Late of the Township of Millcreek  
*Executrix:* Nancy J. Brent  
*Attorney:* Marsh, Spaeder, Baur, Spaeder & Schaaf, LLP, Michael G. Nelson, Esquire, 300 State Street, Suite 300, Erie, Pennsylvania 16507

**THIRD PUBLICATION**

**BUDZOWSKI, ARTHUR E.,  
deceased**

Late of the Township of Girard, County of Erie, State of Pennsylvania  
*Executrix:* Bonnie R. Budzowski, c/o Attorney David M. Keck, P.O. Box 399, Fairview, PA 16415  
*Attorney:* David M. Keck, Esq., P.O. Box 399, Fairview, PA 16415

**CLARK, SUSAN A., a/k/a SUSAN  
ANDREWS CLARK,  
deceased**

Late of Millcreek Township, Erie County, Pennsylvania  
*Executor:* Kevin M. Clark, c/o Jerome C. Wegley, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501  
*Attorney:* Jerome C. Wegley, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**CLAUSEN, PAUL R.,  
deceased**

Late of the Township of Waterford, County of Erie and Commonwealth of Pennsylvania  
*Personal Representative:* Mark Clausen, c/o 818 State Street, Erie, PA 16501  
*Attorney:* Gery T. Nietupski, Esq., The Law Offices of Gery T. Nietupski, Esquire LLC, 818 State Street, Erie, Pennsylvania 16501

**FORSTEN, MAZIE L., a/k/a  
MAZIE LEA FORSTEN,  
deceased**

Late of Harborcreek Township, Erie County, Pennsylvania  
*Executor:* Thomas D. Wallace, c/o Jeffrey D. Scibetta, Esquire, 120 West Tenth Street, Erie, PA 16501  
*Attorney:* Jeffrey D. Scibetta, Esquire, Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**GORNIAC, EDWARD J.,  
deceased**

Late of the Township of Greene, County of Erie and Commonwealth of Pennsylvania  
*Executrix:* Vicki L. Gorniac, c/o William J. Schaaf, Esq., Suite 300, 300 State Street, Erie, PA 16507  
*Attorney:* MARSH, SPAEDER, BAUR, SPAEDER & SCHAAF, LLP., Attorneys-at-Law, Suite 300, 300 State Street, Erie, PA 16507

**GREINER, IRENE TARBELL,  
deceased**

Late of Erie Co., PA  
*Co-Administrators:* Scott A. Greiner and Jeffrey A. Greiner, c/o Stephen Hutzelman, Esq., 305 W. 6th Street, Erie, PA 16507  
*Attorney:* Stephen Hutzelman, Esq., 305 W. 6th Street, Erie, PA 16507

**GRIMSHAW, DONNA J.,  
deceased**

Late of the Township of Franklin, County of Erie, State of Pennsylvania  
*Executrix:* Susan Schor, c/o Attorney David M. Keck, P.O. Box 399, Fairview, PA 16415  
*Attorney:* David M. Keck, Esq., P.O. Box 399, Fairview, PA 16415

**HECKER, FRANCES M., a/k/a  
FRANCES HECKER,  
deceased**

Late of Erie, PA  
*Co-Executors:* Jack V. Hecker, 1660 Dunbar Road, Madison, OH 44057 and James A. Hecker, 8205 Drake-Stateline Road, Burghill, OH 44404  
*Attorney:* None

**HOLLARN, DENNIS J.,  
deceased**

Late of the City of Erie, County of Erie  
*Co-Executors:* Michael J. Hollarn, 5516 Frederick Drive, Erie, PA 16510 and Thomas P. Hollarn, 85 Eaton Drive, North East, PA 16428  
*Attorney:* Kari A. Froess, Esquire, CARNEY & GOOD, 254 West Sixth Street, Erie, Pennsylvania 16507

**MCCARTHY, HENRY S.,  
deceased**

Late of the Township of Fairview, County of Erie, State of Pennsylvania  
*Executor:* James W. McCarthy, c/o Attorney David M. Keck, P.O. Box 399, Fairview, PA 16415  
*Attorney:* David M. Keck, Esq., P.O. Box 399, Fairview, PA 16415

**McCOY, WILLIAM VERNON, DDS, a/k/a WILLIAM McCOY, a/k/a WILLIAM V. McCOY SR., deceased**

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

*Administratrix:* Theresa M. McCoy, MD, c/o James E. Marsh Jr., Suite 300, 300 State Street, Erie, PA 16507

*Attorney:* MARSH, SPAEDER, BAUR, SPAEDER & SCHAAF, LLP., Attorneys-at-Law, Suite 300, 300 State Street, Erie, PA 16507

**MILLER, THEODORE, JR., a/k/a THEODORE MILLER, deceased**

Late of the Borough of North East, County of Erie, State of Pennsylvania

*Executrix:* Michelle A. Miller, c/o Attorney David M. Keck, P.O. Box 399, Fairview, Pennsylvania 16415

*Attorney:* David M. Keck, Esq., P.O. Box 399, Fairview, PA 16415

**NELSON, JAMES ALLEN, a/k/a JAMES A. NELSON, deceased**

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

*Executor:* David Paul Nelson, c/o 504 State Street, 3rd Floor, Erie, PA 16501

*Attorney:* Michael J. Nies, Esquire, 504 State Street, 3rd Floor, Erie, PA 16501

**NIER, CHARLES L., a/k/a CHARLES L. NIER, JR., deceased**

Late of the Township of North East, Erie County, Commonwealth of Pennsylvania

*Executrix:* Bethia L. Nier, 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

**RYAN, KATHERINE M., a/k/a KATHERINE RYAN, deceased**

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

*Executrix:* Alice Suscheck, c/o 504 State Street, Suite 300, Erie, PA 16501

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

**TRICE, MILDRED M., a/k/a MILDRED MOORE TRICE, deceased**

Late of the City of Erie, Erie County, Pennsylvania

*Co-Executors:* Angela Trice Borgia and Shelia Trice Bell, c/o Frances A. McCormick, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

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

**VERGA, MARTHA C., deceased**

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

*Executrix:* Cheryl J. Daub, 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

**WALKER, WALTER J., III, deceased**

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

*Executor:* Fletcher J. Walker, 3133 State Road, Ashtabula, OH 44004-5330

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

**WATFORD, LIZZIE ANN STEPP, a/k/a LIZZIE ANN WATFORD, a/k/a LIZZIE A. WATFORD, deceased**

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

*Executor:* Lee Stepp, c/o James A. Pitonyak, Esquire, 1001 State Street, Suite 303, Erie, PA 16501

*Attorney:* James A. Pitonyak, Esquire, 1001 State Street, Suite 303, Erie, PA 16501

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