

Erie County Legal Journal

September 29, 2017

Vol. 100 No. 39



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Commonwealth v. Adiutori

Erie County Legal Journal

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

Managing Editor: Megan E. Black
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Erie County Bar Association

Calendar of Events and Seminars

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

FRIDAY, OCTOBER 6, 2017

Bench Bar Conference Planning Committee Meeting
3:30 p.m.
ECBA Headquarters

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
New ECBA Headquarters (429 West Sixth Street)

WEDNESDAY, OCTOBER 25, 2017

Defense Bar Meeting
4:00 p.m.
New ECBA Headquarters (429 West Sixth Street)

FRIDAY, OCTOBER 27, 2017

Personnel Committee Meeting
8:30 a.m.
New ECBA Headquarters (429 West Sixth Street)

TUESDAY, OCTOBER 31, 2017

Young Lawyers Division Event
Lunch With Our Judges - Judge Cunningham
Noon
The Erie Club

FRIDAY, NOVEMBER 3, 2017

Annual Admission Ceremonies
Court of Common Pleas - 11:00 a.m. - Courtroom H
Federal - 1:00 p.m.

TUESDAY, NOVEMBER 7, 2017

ECBA In House Counsel Leadership Committee Meeting
Noon
New ECBA Headquarters (429 West Sixth Street)



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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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

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**.*

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.
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COMMONWEALTH OF PENNSYLVANIA

v.

FRANK CHARLES ADIUTORI

HABEAS CORPUS / GROUNDS FOR RELIEF

A defendant may challenge the sufficiency of the Commonwealth's evidence presented at a Preliminary Hearing by filing a Petition for Writ of *Habeas Corpus*. When reviewing a Petition for Writ of *Habeas Corpus*, a trial court must view the evidence and all reasonable inferences to be drawn from the evidence in a light most favorable to the Commonwealth. The Commonwealth must "show sufficient probable cause that the defendant committed the offense, and the evidence should be such that, if presented at trial and accepted as true, the trial judge would be warranted in allowing the case to go to the jury."

CULPABILITY / RECKLESSNESS

A person acts recklessly with respect to a material element of an offense when he consciously disregards a substantial and unjustifiable risk that the material element exists or will result from his conduct. The risk must be of such a nature and degree that, considering the nature and intent of the actor's conduct and the circumstances known to him, its disregard involves a gross deviation from the standard of conduct that a reasonable person would observe in the actor's situation.

ASSAULT & BATTERY / CRIMINAL RESPONSIBILITY

To sustain a conviction for Recklessly Endangering Another Person, the Commonwealth must prove that the defendant had an actual present ability to inflict harm and not merely the apparent ability to do so.

IN THE COURT OF COMMON PLEAS OF ERIE COUNTY, PENNSYLVANIA
CRIMINAL DIVISION
CR 3727 of 2016

Appearances: Mark W. Richmond, Esquire on behalf of the Commonwealth
Gene P. Placidi, Esquire on behalf of the Defendant

OPINION

Domitrovich, J.

June 20, 2017

This Trial Court thoroughly considered the evidence and all reasonable inferences drawn therefrom regarding Defendant's Motion for Writ of *Habeas Corpus*, including, but not limited to, the testimony of City of Erie Police Detective Sean Bogart (hereafter referred to as "Detective Bogart") and the surveillance video footage presented during the June 1, 2017 Omnibus Pre-trial Motion hearing and the Notes of Testimony from the November 16, 2016 Preliminary Hearing, as well as an independent review of the relevant statutory and case law.

A defendant may challenge the sufficiency of the Commonwealth's evidence presented at a Preliminary Hearing by filing a Petition for Writ of *Habeas Corpus*. *See Commonwealth v. Landis*, 48 A.3d 432, 222 (Pa. Super. 2012). When reviewing a Petition for Writ of *Habeas Corpus*, a trial court must view the evidence and all reasonable inferences to be drawn from the evidence in a light most favorable to the Commonwealth. *See Commonwealth v. Santos*, 876 A.2d 360, 363 (Pa. 2005). The Commonwealth must "show sufficient probable cause

that the defendant committed the offense, and the evidence should be such that, if presented at trial and accepted as true, the trial judge would be warranted in allowing the case to go to the jury.” See *Commonwealth v. Winger*, 957 A.2d 325, 328 (Pa. Super. 2008).

Defendant Frank Charles Adiutori (hereafter referred to as “Defendant”) has been charged with Recklessly Endangering Another Person, in violation of 18 Pa. C. S. §2705. Defendant’s Motion for Writ of *Habeas Corpus* raises the issue of whether sufficient evidence has been introduced by the Commonwealth to demonstrate Defendant “recklessly engaged in conduct which placed or may have placed another person in danger of death or other serious bodily injury.” See 18 Pa. C. S. §2705.

A person acts recklessly with respect to a material element of an offense when he consciously disregards a substantial and unjustifiable risk that the material element exists or will result from his conduct. 18 Pa. C. S. §302(b)(3). The risk must be of such a nature and degree that, considering the nature and intent of the actor’s conduct and the circumstances known to him, its disregard involves a gross deviation from the standard of conduct that a reasonable person would observe in the actor’s situation. *Id.* To sustain a conviction for Recklessly Endangering Another Person, the Commonwealth must prove that the defendant had **an actual present ability to inflict harm** and not merely the apparent ability to do so. *Commonwealth v. Maloney*, 636 A.2d 671, 675 (Pa. Super. 1994) [emphasis added].

At the November 16, 2016 Preliminary Hearing, the Commonwealth only introduced the testimony of Detective Bogart. Detective Bogart stated he was assigned to investigate an incident which occurred on August 17, 2016 at approximately 6:20 a.m. at Dee’s Cigar Store. See *Notes of Testimony, Preliminary Hearing, November 16, 2016, page 4, lines 5-8*. According to Detective Bogart, an armed robbery occurred at Dee’s Cigar Store on that date and time, and he [Detective Bogart] was assigned to investigate the reckless endangerment part of the incident. See *id, page 5, lines 10-14*. Detective Bogart indicated he reviewed surveillance video footage, which was collected by Detective Berarducci. See *id, page 5, lines 18-24*. Detective Bogart stated the surveillance video footage, at 1422 hours and 30 seconds, depicted the armed robber, dressed in dark clothing and a mask, exit Dee’s Cigar Store, run northbound on State Street and then eastbound across 17th Street. See *id, page 6, lines 1-5*. Approximately ten (10) seconds later, at 1422 hours and 40 seconds, Defendant is viewed exiting the store with a firearm in his right hand and proceeding to the corner of 17th Street and State Street, and the armed robber is viewed on the northwest corner of 17th Street and French Street. See *id, page 6, lines 11-17*. Detective Bogart stated, once police officers responded to the armed robbery, five (5) PPU brand .380 caliber shell casings were found on the southeast corner of 17th State and State Street. See *id, page 8, lines 10-12*. Detective Bogart acknowledged, according to the initial police report, Defendant had turned over to the responding police officers a Walther .380 caliber firearm with a magazine and two (2) unspent shell casings, PPU brand. See *id, page 10, lines 17-19*. Detective Bogart further acknowledged, according to the initial police report, Defendant had told the responding police officers Defendant had been robbed by a masked individual; that Defendant had chased after the armed robber and that Defendant had fired five (5) shots from the corner of State Street and East 17th Street in the direction of the armed robber after the armed robber fled the scene. See *id, page 11, lines 10-13*. Furthermore, at the June 1, 2017 *Habeas Corpus* hearing, this Trial Court observed the surveillance video footage from August 17,

2016, which clearly showed the armed robber entering Dee's Cigar Store at 1421 hours and 5 seconds and exiting the store at 1422 hours and 29 seconds, traveling north on State Street. The surveillance video then showed Defendant quickly exiting the store at 1422 hours and 38 seconds, following in the direction of the armed robber. The surveillance video indicated Defendant had a firearm in his right hand while chasing after the armed robber.

This Trial Court finds and concludes the Commonwealth presented sufficient evidence at the November 16, 2016 Preliminary Hearing. Detective Bogart's testimony, which was corroborated by the surveillance video footage, indicated Defendant exited Dee's Cigar Store, with a firearm in his right hand, seconds after the armed robber fled the scene and Defendant quickly followed in the direction of the armed robber. According to the police reports, Defendant voluntarily admitted firing five (5) rounds in the direction of the robbery suspect, which was eastward on East 17th Street. Defendant also turned over a Walther .380 caliber firearm with a magazine and two (2) unspent PPU brand shell casings, and five (5) PPU brand .380 caliber shell casings were found on the southeast corner of 17th State and State Street, consistent with Defendant's voluntary statements. Considering not only Defendant's possession, but also his use, of a firearm towards the armed robber, there is sufficient evidence that Defendant had the actual present ability to inflict harm on the armed robber. *See Maloney*, 636 A.2d at 675.

Defendant argued no one was placed in danger of death or serious bodily injury as there were no other people or vehicles in the vicinity where Defendant has fired. Defendant cited to the case of *Commonwealth v. Kamenar*, 516 A.2d 770 (Pa. Super. 1986) as dispositive; however, *Kamenar* is distinguishable from the instant criminal case. In *Kamenar*, the defendant discharged a firearm out of the rear window of a house into a wooded hillside. *See id* at 770. There were no houses or structures on or near the wooded hillside. *See id* at 771. The Pennsylvania Superior Court reversed the defendant's conviction and vacated the defendant's sentence, concluding the *Kamenar* defendant's discharge of the firearm could not have placed any other person in danger of death or serious bodily injury. *See id* at 772. However, the Defendant in the instant case discharged his firearm eastward on East 17th Street. As presented obviously on the surveillance video, vehicles were traveling north and south along French Street, intersecting East 17th Street, and residential and commercial structures were in the direction Defendant in the instant case was shooting. Therefore, the instant criminal case is distinguishable from *Kamenar*, and Defendant in the instant criminal case, while discharging his firearm in the direction of the armed robber on East 17th Street, could have placed other individuals in danger of death or serious bodily injury. The Commonwealth has shown sufficient probable cause to warrant allowing the instant criminal case to go to the jury.

After a thorough review of the entire record and after review of relevant statutory law and case law, this Trial Court enters the following Order:

ORDER

AND NOW, to wit, this 20th day of June, 2017, after thorough consideration of the entire record regarding Defendant's Motion for Writ of *Habeas Corpus*, including, but not limited to, the testimony presented during the June 1, 2017 Omnibus Pre-trial Motion hearing and the Notes of Testimony from the November 16, 2016 Preliminary Hearing, as well as an independent review of the relevant statutory and case law, it is hereby **ORDERED, ADJUDGED AND DECREED** that Defendant's Motion for Writ of *Habeas Corpus* is hereby **DENIED** for the reasons set forth in the Opinion attached hereto.

BY THE COURT

/s/ **Stephanie Domitrovich, Judge**

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CHANGE OF NAME NOTICE

In the Court of Common Pleas of Erie County, Pennsylvania 11012-2015 Notice is hereby given that a Petition was filed in the above named court requesting an Order to change the name of Timothy Allen Horton Sr. to Yahweh Ben Yahweh Ben Yahweh. The Court has fixed the 27th day of September, 2017 at 9:30 a.m. in Court Room 206A, of the Erie County Court House, 140 West 6th Street, Erie, Pennsylvania 16501 as the rescheduled 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.

Sept. 29

CHANGE OF NAME NOTICE

Notice is hereby given that on September 15, 2017, a Change Of Name Petition has been filed by father of LORENZO JOHN MIRANDA-POPESKI, requesting that the name of the minor child be changed from LORENZO JOHN MIRANDA-POPESKI to LORENZO ANTONINO POPESKI-ARNONE. The Petition will be heard on November 3, 2017 at 1:15 p.m. in Court Room G-222 at the Erie County Court House. Any person objecting to this Petition must appear in the Court room on date and time identified. Edward J. Niebauer, Esquire
510 Cranberry Street
Suite 301
Erie, Pennsylvania 16507
814-459-4472

Sept. 29

CHANGE OF NAME NOTICE

In the Court of Common Pleas of Erie County, Pennsylvania 12648-17 Notice is hereby given that a Petition was filed in the above named court requesting an Order to change the name of Suzanne Masie Robinson to Zoelle Marie Rowen. The Court has fixed the 2nd day of November, 2017 at 2:00 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.

Sept. 29

INCORPORATION NOTICE

NOTICE is hereby given that Pediatric Care Center of Erie, PC has been incorporated under the provisions of the Business Corporation Law of 1988, as amended.

Grant M. Yochim, Esquire
Steadman Law Office, P.C.
24 Main Street East
P.O. Box 87
Girard, PA 16417

Sept. 29

LEGAL NOTICE

Erie County

Court of Common Pleas

Number: 2017-11803

Notice of Action in Mortgage

Foreclosure

CIT Bank, N.A., Plaintiff v. Jeffrey Donofrio, Known Surviving Heir of Howard V. Donofrio, Diana Stockton, Known Surviving Heir of Howard V. Donofrio, Kevin Donofrio, Known Surviving Heir of Howard V. Donofrio and Unknown Surviving Heirs of Howard V. Donofrio, Defendants

TO: Unknown Surviving Heirs of Howard V. Donofrio. Premises subject to foreclosure: 146 East Fourth Street, Waterford, Pennsylvania 16441. NOTICE: If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and 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 Service, Erie County Bar Association, PO Box 1792, 302 West 9th Street, Erie, Pennsylvania 16507, (814) 459-4411.** McCabe, Weisberg & Conway, P.C., Attorneys for Plaintiff, 123 S. Broad St., Ste. 1400, Philadelphia., PA 19109, 215-790-1010

Sept. 29

LEGAL NOTICE

IN THE COURT OF COMMON
PLEAS OF ERIE COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
NO. 12260-17

MARQUETTE SAVINGS BANK,
Plaintiff

v.

JAMES P. HARVEY, JR. and
JENNIFER L. DAVIDSON,
Defendants

JAMES P. HARVEY, Jr. and JENNIFER L. DAVIDSON SHOULD TAKE NOTICE that Marquette Savings Bank has filed a Complaint in Mortgage Foreclosure against them concerning the property known as **3519 Oakwood Street, Erie, Pennsylvania.**

NOTICE

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

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE

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Lawyers Referral
& Information Service
P.O. Box 1792
Erie, PA 16507
(814) 459-4411

**MARSH SPAEDER BAUR
SPAEDER & SCHAAF, LLP**
Eugene C. Sundberg, Jr., Esquire
Attorneys for Plaintiff
300 State Street, Suite 300
Erie, Pennsylvania 16507
(814) 456-5301

Sept. 29

LEGAL NOTICE

In The Court of Common Pleas
Of Erie County, Pennsylvania
Civil Action-Law
No. 2017-11487

Notice of Action in Mortgage
Foreclosure

Nationstar Mortgage LLC, Plaintiff
vs. Deborah L. Coy, Known Heir of
Kenneth George Coy a/k/a Kenneth
Coy, deceased, Amy Matteson,
Known Heir of Kenneth George
Coy a/k/a Kenneth Coy, deceased,
and Unknown Heirs, Successors,
Assigns and All Persons, Firms or
Associations Claiming Right, Title
or Interest From or Under Kenneth
George Coy a/k/a Kenneth Coy,
deceased, Defendants

To the Defendants, Deborah L. Coy,
Known Heir of Kenneth George
Coy a/k/a Kenneth Coy, deceased,
Amy Matteson, Known Heir of
Kenneth George Coy a/k/a Kenneth
Coy, deceased, and Unknown Heirs,
Successors, Assigns and All Persons,
Firms or Associations Claiming
Right, Title or Interest From or Under
Kenneth George Coy a/k/a Kenneth
Coy, deceased: **TAKE NOTICE**
THAT THE Plaintiff, Nationstar
Mortgage LLC, has filed an action in
Mortgage Foreclosure, as captioned
above.

NOTICE

IF YOU WISH TO DEFEND,
YOU MUST ENTER A WRITTEN
APPEARANCE PERSONALLY OR
BY ATTORNEY AND FILE YOUR
DEFENSES OR OBJECTIONS
WITH 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
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P.O. Box 1792, Erie, PA 16507
Christopher A. DeNardo, Kristen D.
Little, Kevin S. Frankel, Samantha
Gable, Daniel T. Lutz, Leslie J.
Rase, Alison H. Tulio & Katherine
M. Wolf, Attys. for Plaintiff
Shapiro & DeNardo, LLC
3600 Horizon Dr., Ste. 150
King of Prussia, PA 19406
610-278-6800

Sept. 29

LEGAL NOTICE

**ATTENTION: KYLA MITCHELL
INVOLUNTARY TERMINATION
OF PARENTAL RIGHTS
IN THE MATTER OF THE
ADOPTION OF MINOR MALE
CHILD D.M.P. JR. DOB: 10/17/2016
MINOR MALE CHILD D.M.P.
DOB: 10/17/2016
62, 62A IN ADOPTION, 2017**

If you could be the parent of the
above-mentioned child, at the
instance of Erie County Office of
Children and Youth you, laying aside
all business and excuses whatsoever,
are hereby cited to be and appear
before the Orphan's Court of Erie
County, Pennsylvania, at the Erie
County Court House, Senior Judge,
Shad Connelly, Court Room No.
B-208, City of Erie on October

20, 2017 at 1:30 p.m. and there
show cause, if any you have, why
your parental rights to the above
child should not be terminated, in
accordance with a Petition and Order
of Court filed by the Erie County
Office of Children and Youth. A copy
of these documents can be obtained
by contacting the Erie County Office
of Children and Youth at (814)
451-7740.

Your presence is required at the
Hearing. If you do not appear at this
Hearing, the Court may decide that
you are not interested in retaining
your rights to your children and
your failure to appear may affect
the Court's decision on whether to
end your rights to your child. You
are warned that even if you fail to
appear at the scheduled Hearing,
the Hearing will go on without you
and your rights to your child may
be ended by the Court without your
being present.

You have a right to be represented
at the Hearing by a lawyer. You should
take this paper to your lawyer at
once. If you do not have a lawyer, or
cannot afford one, go to or telephone
the office set forth below to find out
where you can get legal help.

Family/Orphan's Court Administrator
Room 204 - 205

Erie County Court House
Erie, Pennsylvania 16501
(814) 451-6251

**NOTICE REQUIRED BY ACT 101
OF 2010: 23 Pa. C.S. §§2731-2742.**
This is to inform you of an important
option that may be available to you
under Pennsylvania law. Act 101
of 2010 allows for an enforceable
voluntary agreement for continuing
contact or communication following
an adoption between an adoptive
parent, a child, a birth parent and/
or a birth relative of the child, if
all parties agree and the voluntary
agreement is approved by the court.
The agreement must be signed and
approved by the court to be legally
binding. If you are interested in
learning more about this option for
a voluntary agreement, contact the
Office of Children and Youth at (814)
451-7726, or contact your adoption
attorney, if you have one.

Sept. 29

LEGAL NOTICE

IN THE COURT OF COMMON
PLEAS OF ERIE COUNTY,
PENNSYLVANIA

In the matter of John R. Falcone
a/k/a John Richard Falcone,
Deceased

(Attorney Registration No. 6522)

CIVIL DIVISION

No. 12610 of 2017

NOTICE

All funds, if any, held in the IOLTA account of Attorney Falcone will be paid over to the Pennsylvania Lawyer's Fund for Client Security, located at Pennsylvania Judicial Center, 601 Commonwealth Avenue, P.O. Box 62585, Harrisburg, PA 17106, (717) 231-9510, www.palawfund.com, within one week from the final date of the publication of this notice.

If you are a former client, please call the Quinn Law Firm at (814) 833-2222 to retrieve your files. All unclaimed files will be destroyed within thirty (30) days of the final date of this Notice, in accordance with Rule 322 of the Pennsylvania Rules of Disciplinary Enforcement. If you are in need of substitute counsel, you can contact the Erie County Bar Association Lawyer Referral and Information Service at (814) 459-4411, 302 West 9th Street, Erie, PA 16502.

Colleen R. Stumpf, Esq.

Attorney for the Estate

of John R. Falcone a/k/a

John Richard Falcone, Deceased

2222 West Grandview Blvd.

Erie, PA 16506

(814) 833-2222

Sept. 29 and Oct. 6, 13

LEGAL NOTICE

IN THE MATTER OF PROCEEDINGS BY GREENE TOWNSHIP, ERIE COUNTY FOR THE CONDEMNATION OF PROPERTY FOR PUBLIC SEWER EASEMENTS ALONG KUHLE ROAD, WATTSBURG ROAD, MARK ROAD, LUCILLE DRIVE, STEGER ROAD, THELMA DRIVE, LAKE PLEASANT ROAD, TATE ROAD, AND A PRIVATE DRIVE, IN THE THIRD PHASE OF CONSTRUCTION OF THE GREENE TOWNSHIP PUBLIC SEWER SYSTEM
IN THE COURT OF COMMON PLEAS OF ERIE COUNTY, PENNSYLVANIA; DOCKET NO.: 12669 – 2017

EMINENT DOMAIN

NOTICE OF CONDEMNATION

In accordance with Section 305 of the Eminent Domain Code of 1964, as amended, 26 Pa.C.S. § 305, Greene Township, Erie County (the “Township”) hereby notifies the owner(s) or reputed owner(s) (hereinafter “Condemnee(s)”), and any mortgage holder and/or lienholder of record that:

1. The property referenced below has been condemned by the Township to secure a permanent easement and a temporary easement over the subject properties described below (the “Condemned Properties”) for the public purposes of the construction, installation, maintenance, repair, replacement, and removal of a public sanitary sewer system and related appurtenances, and/or the ingress and egress on, over, through, and/or under the Condemned Property, which public sanitary sewer system is to be owned and/or operated by the Township.
2. A Declaration of Taking was filed on September 26, 2017 in the Court of Common Pleas of Erie County, Pennsylvania at Docket No. 12669 – 2017.
3. The filing of the Declaration of Taking and this Notice of Condemnation were authorized by a Resolution of the Township, adopted at a public meeting held on September 12, 2017, and the Resolution may be examined at the office of the Township set forth in Paragraph 5 below.
4. The Condemnee(s) and the Properties being condemned are as follows:

Condemnee(s); Mortgagee(s)/Lienholder(s)	Address of Condemned Property	Tax ID No. of Condemned Property
Barrie R. Robbin, Sheryl J. Robbins	9251 Kuhl Rd, Erie, PA 16510	25-007-0230-04403
Edwin C. Allgeier, Lisa M. Allgeier; Utility Employees Credit Union	9205 Kuhl Rd, Erie, PA 16510	25-007-0230-04401
Van P. Kaschak, Cheryl A. Kaschak; PNC Bank, National Association	9431 Wattsburg Rd, Erie, PA 16509	25-007-0230-03700
Mark E. Tyzinski, Timothy A. Tyzinski	9447 Wattsburg Rd, Erie, PA 16509	25-007-0230-03500
David P. Matczak, Brenda M. Matczak	9453 Wattsburg Rd, Erie, PA 16509	25-007-0230-03400
Phillip H. Gabbard, Kayla M. Weaver; Franklin American Mortgage Company, Mortgage Electronic Registration Systems, Inc. (“MERS”)	9456 Wattsburg Rd, Erie, PA 16509	25-016-0420-01000
Leon D. Matczak, Kathleen A. Matczak; Erie Federal Credit Union	9448 Wattsburg Rd, Erie, PA 16509	25-016-0420-00900
John Silk Deckard, Joan Matta Deckard; Erie County Tax Claim Bureau	Lot on Wattsburg Rd, Erie, PA 16509	25-016-0420-00800
John S. Deckard, Joan Matta Deckard; Erie County Tax Claim Bureau	9414 Wattsburg Rd, Erie, PA 16509	25-016-0420-00700
John S. Deckard, Joan Matta Deckard; Erie County Tax Claim Bureau	9410 Wattsburg Rd, Erie, PA 16509	25-016-0420-00600
Phillip A. Vallimont, Sr., Michael D. Vallimont; Wells Fargo Bank, N.A.	9400 Wattsburg Rd, Erie, PA 16509	25-016-0420-00500
Scott W. Sanders	9396 Wattsburg Rd, Erie, PA 16509	25-016-0420-00400
Susan M. Allgeier; Northwest Savings Bank	9465 Wattsburg Rd, Erie, PA 16509	25-007-0230-03200
Brenton D. Davis, Neil P. Carroll; Marquette Savings Bank	Lot on Wattsburg Rd, Erie, PA 16509	25-007-0230-02900
Kyle A. Eisert; Northwest Savings Bank; I.B.E.W. Local 56 F.C.U.	9521 Wattsburg Rd, Erie, PA 16509	25-007-0230-02800
Craig D. Lawergren, Donna M. Lawergren	Lot on Wattsburg Rd, Erie, PA 16509	25-016-0420-01500

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Richard F. Royer, Emma B. Royer; PNC Bank, National Association, Beneficial Consumer Discount Co.	9516 Wattsburg Rd, Erie, PA 16509	25-016-0420-01400
Thomas F. Hall, Diane C. Hall	9504 Wattsburg Rd, Erie, PA 16509	25-016-0420-01300
Nicholas J. Lombard; PHH US Mortgage Corporation; Erie County Tax Claim Bureau	9482 Wattsburg Rd, Erie, PA 16509	25-016-0420-01200
John F. Dibble, Dorothea A. Dibble; PNC Bank, National Association, First Deposit National Bank, Erie County Tax Claim Bureau	9470 Wattsburg Rd, Erie, PA 16509	25-016-0420-01101
John F. Noonan	Lot on Wattsburg Rd, Erie, PA 16509	25-016-0420-01100
Matthew J. Forish; Marquette Savings Bank	9558 Wattsburg Rd, Erie, PA 16509	25-015-0420-01701
Scott M. Jackson, Dianne M. Jackson; County of Erie	9610 Mark Rd, Erie, PA 16509	25-015-0420-01600
George J. Nellis Trust; Quicken Loans, Inc., MERS	9694 Mark Rd, Erie, PA 16509	25-015-0420-01902
Citizens Bank of Pennsylvania	9257 Wattsburg Rd, Erie, PA 16509	25-012-0390-03000
Daniel B. Brennan, Linda E. Brennan; Northwest Savings Bank	9291 Wattsburg Rd, Erie, PA 16509	25-012-0390-02800
Carolyn A. Strong	9325 Wattsburg Rd, Erie, PA 16509	25-012-0390-02600
Laura J. Stippich, James Todd Stippich; 360 Mortgage Group, LLC, MERS	9349 Wattsburg Rd, Erie, PA 16509	25-012-0390-02500
St. Boniface Roman Catholic Church, Reverend Lawrence T. Persico, Trustee	9367 Wattsburg Rd, Erie, PA 16509	25-012-0390-02200
St. Boniface Roman Catholic Church, Reverend Lawrence T. Persico Trustee	9363 Wattsburg Rd, Erie, PA 16509	25-012-0390-02300
Bishop of Erie Catholic Diocese	9349 Wattsburg Rd, Erie, PA 16509	25-012-0390-02400
Donald F. Trapp, Jr., Sherry A. Trapp; Northwest Savings Bank	9161 Kuhl Rd, Erie, PA 16510	25-007-0230-04500
Joseph T. Craig, Heidi L. Kahler; PNC Bank, National Association	9434 Lucille Dr, Erie, PA 16510	25-007-0230-05700
Corie L. Applebee; Evelyn Tenney, Pennsylvania Housing Finance Agency	9400 Lucille Dr, Erie, PA 16510	25-007-0230-05400
Vincent P. Haibach, Dominique M. Haibach; PNC Bank, National Association	9494 Lucille Dr, Erie, PA 16510	25-007-0230-05401
Sheila A. Boyles	4390 Steger Rd, Erie, PA 16510	25-007-0260-01600
Jo Ann Hlifka	9499 Thelma Dr, Erie, PA 16510	25-007-0230-08401
Gerard W. Pacinelli, Elizabeth M. Pacinelli; Widget Federal Credit Union, PNC Bank, National Association	9185 Lake Pleasant Rd, Erie, PA 16509	25-011-0360-00100
Barry J. Sherman, Cindy L. Sherman; Capital One, N.A., MERS	9320 Tate Rd, Erie, PA 16509	25-011-0370-00400
Edward J. Gorniak, Charlotte R. Gorniak; Urban Financial Group, Inc., Secretary of Housing and Urban Development	9275 Tate Rd, Erie, PA 16509	25-011-0410-00100
James E. Johnson, Linda L. Johnson; Widget Federal Credit Union	9287 Tate Rd, Erie, PA 16509	25-011-0410-01000

ERIE COUNTY LEGAL JOURNAL

COMMON PLEAS COURT

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Kevin C. Decker; First National Bank of Pennsylvania	9201 Lake Pleasant Rd, Erie, PA 16509	25-011-0360-00600
Becky S. Schick	Lot on Lake Pleasant Rd, Erie, PA 16509	25-011-0370-00100
Prince Of Peace Lutheran Church Of Greene Township	9263 Lake Pleasant Rd, Erie, PA 16509	25-011-0370-00600
James E. Kennerknecht	9290 Lake Pleasant Rd, Erie, PA 16509	25-013-0580-01001
Dennis K. Hancock, Linda N. Hancock, First National Bank of Pennsylvania	9170 Lake Pleasant Rd, Erie, PA 16509	25-012-0580-00900
Becky S. Schick	Lot on Lake Pleasant Rd, Erie, PA 16509	25-011-0370-00900
William L. Schick, Barbara A. Anderson	Lot on Lake Pleasant Rd, Erie, PA 16509	25-011-0370-00800
William L. Schick, Barbara A. Anderson	Lot on Lake Pleasant Rd, Erie, PA 16509	25-011-0370-00700
Theresa H. Leasure	9330 Lake Pleasant Rd, Erie, PA 16509	25-013-0580-01100
Thomas A. Lucore, Barbara D. Lucore; Erie Federal Credit Union	9069 Lake Pleasant Rd, Erie, PA 16509	25-012-0350-08100
Maurice B. Werner	9075 Lake Pleasant Rd, Erie, PA 16509	25-012-0350-08000
David S. Thomas; First Heritage Financial LLC, MERS	9081 Lake Pleasant Rd, Erie, PA 16509	25-012-0350-07900
Samantha R. Pring; Erie Federal Credit Union	9095 Lake Pleasant Rd, Erie, PA 16509	25-012-0350-07800
Buhl Trust	Lot on Lake Pleasant Rd, Erie, PA 16509	25-012-0350-07700
Brian Komisariski, Kristen A. Komisariski; PNC Bank, National Association	9131 Lake Pleasant Rd, Erie, PA 16509	25-011-0350-07600
Gerald W. Pacinelli, Elizabeth Pacinelli	Lot on Lake Pleasant Rd, Erie, PA 16509	25-011-0350-07300
Susan D. Parmeter, Michael D. Parmeter; Community National Bank of Northwestern Pennsylvania, Northwest Savings Bank	9144 Lake Pleasant Rd, Erie, PA 16509	25-012-0580-00800
Buhl Trust	9112 Lake Pleasant Rd, Erie, PA 16509	25-012-0580-00700
Craig W. Herman, Jodi L. Herman; Allied Mortgage Group, Inc.	9060 Lake Pleasant Rd, Erie, PA 16509	25-012-0580-00600
Raymond F. King, Jr., Deborah L. King; Erie General Electric Federal Credit Union	8971 Lake Pleasant Rd, Erie, PA 16509	25-012-0350-08500
Jack T. Lowers, Joanne E. Lowers	9019 Lake Pleasant Rd, Erie, PA 16509	25-012-0350-08400
Shawn F. Thornton, MaryAnne Thornton, Richard Sandle, Nancy Sandle; Pennsylvania Equity Resources, Inc., MERS	Private Drive off Lake Pleasant Road	25-012-0350-08303
Kenneth A. Wilcox	9031 Lake Pleasant Rd, Erie, PA 16509	25-012-0350-08300
Michael Nelson Jr., Jennifer Nelson; Widget Federal Credit Union	9035 Lake Pleasant Rd, Erie, PA 16509	25-012-0350-08301
Josephine S. Jasinski Revocable Living Trust	9045 Lake Pleasant Rd, Erie, PA 16509	25-012-0350-08200
Stephen M. Urash, Mary Jean Urash; William Urash, Lucille Urash	9211 Wattsburg Rd, Erie, PA 16509	25-012-0390-03200
Matthew D. Johnson, Jessica A. Johnson; USAA Federal Savings Bank, MERS, PA Department of Revenue, IBEW Local No. 56 FCU	9180 Wattsburg Rd, Erie, PA 16509	25-011-0380-01600
Richard M. Rumball, Debra D. Rumball; ERIEBANK, A Division of CNB Bank	Lot 1 Tate Rd, Erie, PA 16509	25-011-0380-01606

ERIE COUNTY LEGAL JOURNAL

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Richard M. Rumball, Debra D. Rumball; ERIEBANK, A Division of CNB Bank	Lot 2 Tate Rd, Erie, PA 16509	25-011-0380-01605
Richard M. Rumball, Debra D. Rumball; ERIEBANK, A Division of CNB Bank	Lot 3 Tate Rd, Erie, PA 16509	25-011-0380-01604
Charles Orton; Erie County Tax Claim Bureau	9209 Tate Rd, Erie, PA 16509	25-011-0400-00100
Mark R. Conroe, Kelly L. Conroe; Judy Hunt, County of Erie	9214 Wattsburg Rd, Erie, PA 16509	25-011-0400-00200
Vito Randazzo, Melissa A. Randazzo; Northwest Savings Bank, Portfolio Recovery Associates, LLC	9246 Wattsburg Rd, Erie, PA 16509	25-011-0400-00400
Charles Orton; Erie County Tax Claim Bureau	Lot on Tate Rd, Erie, PA 16509	25-011-0400-01400

5. The Condemnor is Greene Township, Erie County whose offices are located at 9333 Tate Road, Erie, PA 16509.
6. The nature of the title acquired in and to the condemned property is a permanent easement and/or a temporary easement.
7. The plan showing the Condemned Property and the permanent easement(s) and/or the temporary easement(s) may be inspected during regular business hours at the address of the Condemnor noted above.
8. The Township Condemnor, being a Pennsylvania Second Class Township with the power of taxation pursuant to Section 3205 of the Second Class Township Code, 53 P.S. § 68205, such power of taxation for the payment of damages is deemed pledged pursuant to Section 303(b)(2) of the Eminent Domain Code, 26 Pa.C.S. § 303(b)(2), and the Condemnor is therefore not required to file a bond with the Declaration of Taking pursuant to Section 303(b)(1) of the Eminent Domain Code, 26 Pa.C.S. § 303(b)(1).

IF THE CONDEMNEE(S) WISH TO CHALLENGE THE POWER OR THE RIGHT OF GREENE TOWNSHIP AS CONDEMNOR TO APPROPRIATE THE CONDEMNED PROPERTY, THE SUFFICIENCY OF THE SECURITY, THE PROCEDURE FOLLOWED BY THE CONDEMNOR, OR THE DECLARATION OF TAKING, THE CONDEMNEE(S) ARE REQUIRED TO FILE PRELIMINARY OBJECTIONS TO THE DECLARATION OF TAKING WITHIN THIRTY (30) DAYS AFTER THE DATE OF PUBLICATION OF THIS NOTICE.

GREENE TOWNSHIP, ERIE COUNTY

John J. Shimek, III, Esq., Sterrett Mott Breski & Shimek, 345 West 6th Street Erie, PA 16507-1244 (814) 616-4166
Sept. 29

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

**OCTOBER 20, 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

Sept. 29 and Oct. 6, 13

SALE NO. 1

**Ex. #11419 of 2016
NORTHWEST BANK f/k/a
NORTHWEST SAVINGS
BANK, Plaintiff**

v.

**HEATHER KLOSS BROWN,
KAIDEN BROWN, MADDOX
BROWN, GRACE BROWN and
CODY TOWELL, Sole heirs
of NATHANIEL J. BROWN,
Deceased, Defendants**

DESCRIPTION

By virtue of a Writ of Execution filed at No. 2016-11419, Northwest Bank vs. Heather Kloss Brown, Kaiden Brown, Maddox Brown, Grace Brown and Cody Towell, owners of property situate in the Township of North East, Erie County,

Pennsylvania being: 10829 West Law Road, North East, Pennsylvania.
0.5990 Acres
Assessment Map Number: (37) 22-101-9.04
Assessed Value Figure: \$140,600.00
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. 29 and Oct. 6, 13

SALE NO. 2

**Ex. #11632 of 2017
ERIE FEDERAL CREDIT
UNION, Plaintiff**

v.

**MICHAEL J. ROBSON and
STACI M. ROBSON, Defendants
DESCRIPTION**

By virtue of Writ of Execution filed at No. 11632-2017, Erie Federal Credit Union v. Michael J. Robson and Staci M. Robson, owner of the following property identified below:

1) Situate in the City of Erie, County of Erie, and Commonwealth of Pennsylvania at 621 West 22nd Street, Erie, Pennsylvania 16502:
Assessment Map No.: 19-060-018.0-110.00

Assessed Value Figure: \$59,410.00
Improvement Thereon: Two Family Dwelling

Michael S. Jan Janin, Esquire
Pa. ID. No. 38880

The Quinn Law Firm
2222 West Grandview Boulevard
Erie, PA 16506

(814) 833-2222

Sept. 29 and Oct. 6, 13

SALE NO. 3

**Ex. #11110 of 2017
Greater Erie Area Habitat
for Humanity, Incorporated,
Plaintiff**

v.

**Tammy J. Tate, Defendant
DESCRIPTION**

By virtue of a Writ of Execution filed at Civil Action - Law No. 2017-11110, Greater Erie Area Habitat for Humanity, Incorporated vs. Tammy J. Tate, owners of property situated in the City of Erie, Erie County,

Pennsylvania being: 2243 East 18th Street, Erie, Pennsylvania 16510.
Assessment Map Number: (15) 2132-308
Assessed Value Figure: \$53,390.00 (LERTA \$6,523.00)
Improvements thereon: Cape Cod style, single family dwelling
Grant M. Yochim, Esq.
Attorney for Plaintiff
24 Main Street East
Girard, PA 16417
(814) 774-2628

Sept. 29 and Oct. 6, 13

SALE NO. 4

**Ex. #13429 of 2016
ANDOVER BANK, Successor
by Merger of COMMUNITY
NATIONAL BANK OF
NORTHWESTERN
PENNSYLVANIA, Plaintiff**

v.

**THOMAS C. MCWILLIAMS
and MELISSA S.
MCWILLIAMS, husband and
wife, And UNITED STATES OF
AMERICA, Defendants
DESCRIPTION**

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

BEING Lot No. 6 of MANCHESTER FARMS SUBDIVISION as recorded in the office of the Recorder of Deeds of Erie County, Pennsylvania at Map Book 37 at Page 26 on September 26, 1990 to which reference is herein made for a more detailed description thereof, bearing Erie County Tax Index No. (21) 23-11-182.07 and commonly known as 6686 Manchester Farms Road, Fairview, PA.

William L. Walker, Esquire
Attorney for Plaintiff The Andover Bank

Thomas, Spadafore & Walker, LLP
935 Market Street
Meadville, PA 16335
(814) 332-6000

Sept. 29 and Oct. 6, 13

SALE NO. 5

**Ex. #11677 of 2014
HAROLD MOORE, Plaintiff**

v.

**TAWANNA JOHNSON and
SOLOMON SIMON, Defendant
DESCRIPTION**

By virtue of a Writ of Execution filed to No. 2014-11677 Harold Moore vs. Tawanna Johnson and Solomon Simon, owners of property situated in the City of Erie, Erie County, Pennsylvania being 1014 West 22nd Street, Erie, Pennsylvania 16502. Dimensions of Parcel: 62x135; Square footage: 1,104; Acres: .0918. Assessment Map Number: (19) 6030-135 Assessed Value Figure: \$43,600.00 Improvements thereon: Single family dwelling
Jay R. Stranahan, Esq.
Attorney I.D. #92658
Attorney for Harold Moore
254 West Sixth Street
Erie, Pa. 16507-1398
(814) 453-5004

Sept. 29 and Oct. 6, 13

SALE NO. 7

**Ex. #11424 of 2017
CITIZENS BANK OF
PENNSYLVANIA, Plaintiff
v.**

**Irene K. Drzazdzewski,
Defendant**

DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the 5th Ward of the City of Erie, County of Erie and Commonwealth of Pennsylvania. BEING KNOWN AS: 1240 East 31st Street, Erie, PA 16504
PARCEL #18-051-006.0-323.00
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

Sept. 29 and Oct. 6, 13

SALE NO. 8

**Ex. #10688 of 2017
U.S. Bank National Association,
et al, Plaintiff
v.**

**Gordon P. Geer and Betty L.
Miles, Defendant
DESCRIPTION**

By virtue of a Writ of Execution filed to No. 10688-17, U.S. Bank National Association, et al vs. Gordon P. Geer and Betty L. Miles, owner(s) of property situated in Township of Venango, Erie County, Pennsylvania being 11317 Phillipsville Road, Wattsburg, PA 16442
.5142 acres; 1440 square feet
Assessment Map number: 44017022000201
Assessed Value figure: 62,700
Improvement thereon: Residential Dwelling
Stephen M. Hladik, Esq.
298 Wissahickon Avenue
North Wales, PA 19454
215.855.9521

Sept. 29 and Oct. 6, 13

SALE NO. 9

**Ex. #10906 of 2015
Deutsche Bank National Trust
Company, et al, Plaintiff
v.**

**David M. Mattison, Defendant
DESCRIPTION**

By virtue of a Writ of Execution filed to No. 2015-10906, Deutsche Bank National Trust Company, et al vs. David M. Mattison, owner(s) of property situated in Washington Township, Erie County, Pennsylvania being 10880 Oliver Road
2530 Square Feet; 4.48 acres
Assessment Map number: 45001004001401
Assessed Value figure: 325,640
Improvement thereon: Residential Dwelling
Stephen M. Hladik, Esq.
298 Wissahickon Avenue
North Wales, PA 19454
215.855.9521

Sept. 29 and Oct. 6, 13

SALE NO. 11

**Ex. #11384 of 2017
MIDFIRST BANK, Plaintiff
v.**

**KARL J. GUNTHER and
PATRICIA M. GUNTHER,
Defendants
DESCRIPTION**

By virtue of a Writ of Execution No. 11384-17, MIDFIRST BANK, Plaintiff vs. KARL J. GUNTHER and PATRICIA M. GUNTHER, Defendants

Real Estate: 6003 GLADE DRIVE, ERIE, PA 16509
Municipality: Township of Millcreek
Erie County, Pennsylvania
See Deed Book 419, Page 210
Tax I.D. (33) 189-593-25
Assessment: \$18,800. (Land)
\$60,500. (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. 29 and Oct. 6, 13

SALE NO. 13

**Ex. #10398 of 2016
MIDFIRST BANK, Plaintiff
v.**

**MYRON L. VAN TASSEL,
Defendant
DESCRIPTION**

By virtue of a Writ of Execution No. 10398-16, MIDFIRST BANK, Plaintiff vs. MYRON L. VAN TASSEL, Defendant
Real Estate: 149 EAST THIRD STREET, WATERFORD, PA 16441
Municipality: Borough of Waterford
Erie County, Pennsylvania
Dimensions: 155 ft. x 41 ¼ ft.
See Deed Book 569, Page 510
Tax I.D. (46) 9-44-7
Assessment: \$25,500. (Land)
\$67,100. (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. 29 and Oct. 6, 13

SALE NO. 14

**Ex. #10285 of 2017
PENNSYLVANIA HOUSING
FINANCE AGENCY, Plaintiff
v.**

**DALE C. YOUNG,
ADMINISTRATOR OF THE
ESTATE OF SHIRLEY A.
YOUNG A/K/A SHIRLEY
ANN YOUNG, DECEASED,
DEFENDANT
DESCRIPTION**

By virtue of a Writ of Execution No.

10285-2017, PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. DALE C. YOUNG, ADMINISTRATOR OF THE ESTATE OF SHIRLEY A. YOUNG A/K/A SHIRLEY ANN YOUNG, DECEASED, DEFENDANT
Real Estate: 824 PENNSYLVANIA AVENUE, ERIE, PA 16503
Municipality: City of Erie
Erie County, Pennsylvania
Dimensions: 29 x 72
See Deed Book 593, Page 1710
Tax I.D. (15) 2045-203
Assessment: \$5,100. (Land)
\$23,600. (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. 29 and Oct. 6, 13

SALE NO. 15

Ex. #11538 of 2016
U.S. Bank National Association
as Indenture Trustee for CIM
Trust 2015-3AG Mortgage-
Backed Notes, Series 2015-3AG,
Plaintiff
v.

Christine Anderson,
administratrix of the estate
of Dennis F. Hazeltine AKA
Dennis Hazeltine; The United
States of America - Department
of Treasury, Internal Revenue
Service, Defendant

DESCRIPTION

By virtue of a Writ of Execution file to No. 2016-11538, U.S. Bank National Association as Indenture Trustee for CIM Trust 2015-3AG Mortgage-Backed Notes, Series 2015-3AG vs. Christine Anderson, administratrix of the estate of Dennis F. Hazeltine AKA Dennis Hazeltine; The United States of America - Department of Treasury, Internal Revenue Service, owner(s) of property situated in The Township of Springfield, County of Erie, Commonwealth of Pennsylvania being 13060 Biscoff Road, Albion, PA 16401
10.1060 Acres
Assessed Value figure: \$127,150.00

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. 29 and Oct. 6, 13

SALE NO. 16

Ex. #11212 of 2017
The Huntington National Bank,
Plaintiff
v.

Alfred L. Kiser, AKA Alfred
Kiser, AKA Alfred Loring Kiser;
Kathy A. Kiser, AKA Kathy
Kiser, AKA Kathy Ann Kiser,
Defendants

DESCRIPTION

By virtue of a Writ of Execution file to No. 2017-11212, The Huntington National Bank vs. Alfred L. Kiser, AKA Alfred Kiser, AKA Alfred Loring Kiser; Kathy A. Kiser, AKA Kathy Kiser, AKA Kathy Ann Kiser, owner(s) of property situated in The Township of Union City, County of Erie, Commonwealth of Pennsylvania being 8230 Shreve Road, Union City, PA 16438
5 Acres
Assessed Value figure: \$48,500.00
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. 29 and Oct. 6, 13

SALE NO. 17

Ex. #11780 of 2016
Federal National Mortgage
Association ("Fannie Mae"),
Plaintiff
v.

Arlene Perry-Seifried, in her
Capacity as Heir at Law of Fern
B. Elliot, Deceased, Allen Perry,
in his Capacity as Heir at Law of
Fern B. Elliot, Deceased, Bonnie
Perry, in her Capacity as Heir at
Law of Fern B. Elliot, Deceased,
John Perry, Jr., in his Capacity
as Heir at Law Of Fern B. Elliot,
Deceased and Unknown Heirs,
Successors, Assigns and All

Persons, Firms or Associations
Claiming Right, Title Or Interest
From Or Under Fern B. Elliott,
Deceased, Defendants

DESCRIPTION

By virtue of a Writ of Execution filed to No. 2016-11780, Federal National Mortgage Association ("Fannie Mae") v. Arlene Perry-Seifried, in her Capacity as Heir at Law of Fern B. Elliot, Deceased, Allen Perry, in his Capacity as Heir at Law of Fern B. Elliot, Deceased, Bonnie Perry, in her Capacity as Heir at Law of Fern B. Elliot, Deceased, John Perry, Jr., in his Capacity as Heir at Law Of Fern B. Elliot, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title Or Interest From Or Under Fern B. Elliott, Deceased, Owner(s) of property situated in Township of Springfield, Erie County, Pennsylvania, being 7204 Huntley Road, West Springfield, PA 16443

ALL THAT CERTAIN PIECE OR PARCEL OF LAND situate in the Township of Springfield, County of Erie, Commonwealth of Pennsylvania bounded and described as follows, to-wit:

BEGINNING at a stone on the highway running from E. Armstrongs to Shermans and Porters Mills: thence running South 53 degrees East, 36 rods, five links along said highway on the North line of Samuel Rea; thence West 30 perches to a stone on said line; thence North 102 perches and 12 links to the place of beginning.

The above piece or parcel of land contains an area of seventeen and one tenth (17.1) acres, more or less. Being Parcel 4, Block 80 in Erie County Assessor's Map 25.

This deed is being re-recorded to eradicate the 'Legal Affidavit' filed by First Party against Second Party recorded at Erie County Recorder of Deeds Book 782, page 958 on June 11, 2001; therefore there is no transfer tax with regard to this deed
Assessment Map number: 39-025-080.0-004.00

Assessed Value figure: \$139,490.00
Improvement thereon: Residential

Dwelling
 MARTHA E. VON ROSENSTIEL, PC.
 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. 29 and Oct. 6, 13

SALE NO. 18

Ex. #11511 of 2017

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

**Carol L. Smith, Defendant
 DESCRIPTION**

By virtue of a Writ of Execution filed to No. 11511-17, Federal National Mortgage Association ("Fannie Mae") v. Carol L. Smith, Owner(s) of property situated in City of Erie, Erie County, Pennsylvania, being 2621 Raspberry Street, Erie, PA 16508
 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 East line of Raspberry Street, Two Hundred Three and One-Fourth (203 1/4) feet Southwardly from the point of intersection of the South line of Twenty-Sixth Street with the East line of Raspberry Street; thence Eastwardly parallel with Twenty-Sixth Street, One Hundred Seven and Sixty-Five Hundredths (107.65) feet to a point; thence Southwardly, parallel with Raspberry Street, Thirty-Three (33) feet to a point; thence Westwardly, parallel with Twenty-Sixth Street, One Hundred Seven and Twenty-Eight Hundredths (107.28) feet to the East line of Raspberry Street; thence Northwardly along the East line of Raspberry Street, Thirty-Three (33) feet to the place of beginning.
 Said premises are commonly known as 2621 Raspberry Street, Erie, Pennsylvania, and are further identified by Erie County Assessment Index No. (19) 6037-323.

Being the same premises conveyed to the Parties of the First Part by deed dated May 26, 1983, and recorded May 27, 1983, in Erie County Deed Book 1496 at page 37. Subject to a driveway agreement which is covenant running with the land, entered into by Workingman's Building and Loan Association, et al. January 6, 1939, and recorded January 17, 1939, in the Office of the Recorder of Deeds of Erie County, Pennsylvania, in Contract Book 18, Page 791, which driveway is between properties known as 2619 Raspberry Street and 2621 Raspberry Street (the property herein described), and which is Eight (8) feet in width and extends from the East line of Raspberry Street Eastwardly Eighty (80) feet, more or less.
 Assessment Map number: 19-060-037-.0-323.00
 Assessed Value figure: \$87,180.00
 Improvement thereon: Residential Dwelling
 MARTHA E. VON ROSENSTIEL, PC.
 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. 29 and Oct. 6, 13

SALE NO. 19

Ex. #10174 of 2017

**WELLS FARGO BANK, N.A.,
 Plaintiff**

v.

**Christopher A. Andrzejewski
 and Heather B. Spitulski a/k/a
 Heather B. Biggie, Defendants**

DESCRIPTION

By virtue of a Writ of Execution filed to No. 10174-17, WELLS FARGO BANK, N.A. vs. Christopher A. Andrzejewski and Heather B. Spitulski a/k/a Heather B. Biggie, owners of property situated in Erie City, Erie County, Pennsylvania being 3320 Charlotte Street, Erie, PA 16508
 Square Feet: 1,040 Acreage: 0.1510
 Assessment Map number: 19061047020100

Assessed Value figure: 86,110.00
 Improvement thereon: Residential Dwelling
 Roger Fay, Esquire
 1 E. Stow Road
 Marlton, NJ 08053
 (856) 482-1400
 Sept. 29 and Oct. 6, 13

SALE NO. 20

Ex. #10971 of 2017

**PHH Mortgage Corporation,
 f/k/a Instamortgage.com,
 Plaintiff**

v.

**David Getz a/k/a David B. Getz,
 Defendant(s)
 DESCRIPTION**

By virtue of a Writ of Execution filed to No. 10971-17, PHH Mortgage Corporation, f/k/a Instamortgage.com vs. David Getz a/k/a David B. Getz
 Amount Due: \$67,505.05
 David Getz a/k/a David B. Getz, owner(s) of property situated in ERIE CITY, Erie County, Pennsylvania being 1229 West 10th Street, a/k/a 1229 - 1231 West 10th Street, Erie, PA 16502
 Dimensions: 41.25 X 165
 Assessment Map number: 16030058011200
 Assessed Value: \$77,225.00
 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. 29 and Oct. 6, 13

SALE NO. 21

Ex. #12626 of 2016

**CitiMortgage, Inc., Plaintiff
 v.**

**Gary M. Graham, Defendant(s)
 DESCRIPTION**

By virtue of a Writ of Execution filed to No. 12626-16, CitiMortgage, Inc. vs. Gary M. Graham
 Amount Due: \$82,288.09
 Gary M. Graham, owner(s) of property situated in UNION CITY BOROUGH, 1ST, Erie County, Pennsylvania being 15 Prospect ST, Union City, PA 16438-1130
 Dimensions: .1768 Acres

Assessment Map number: 41-005-010.0-011.00
Assessed Value: \$64,900.00
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. 29 and Oct. 6, 13

SALE NO. 22

Ex. #10064 of 2017

**Wells Fargo Bank, N.A. as
Trustee for Bear Stearns Asset
Backed Securities I Trust 2004-
Bo1, Plaintiff**

v.

**Karen Hofius, in Her Capacity
as Heir of James E. Griffith a/k/a
James Edward Griffith, Deceased
Unknown Heirs, Successors,
Assigns, and All Persons, Firms,
or Associations Claiming Right,
Title or Interest From or Under
James E. Griffith a/k/a James
Edward Griffith, Deceased,
Defendant(s)**

DESCRIPTION

By virtue of a Writ of Execution filed to No. 10064-17, Wells Fargo Bank, N.A. as Trustee for Bear Stearns Asset Backed Securities I Trust 2004-Bo1 vs. Karen Hofius, in Her Capacity as Heir of James E. Griffith a/k/a James Edward Griffith, Deceased, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under James E. Griffith a/k/a James Edward Griffith, Deceased

Amount Due: \$52,714.99

Karen Hofius, in Her Capacity as Heir of James E. Griffith a/k/a James Edward Griffith, Deceased, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under James E. Griffith a/k/a James Edward Griffith, Deceased, owner(s) of property situated in ERIE CITY, Erie County, Pennsylvania being 824 East 29th Street, Erie, PA 16504-1260

Dimensions: 34 X 125

Assessment Map number: 18050057022900
Assessed Value: \$62,660.00
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. 29 and Oct. 6, 13

SALE NO. 23

Ex. #10707 of 2017

**Ditech Financial LLC, Plaintiff
v.**

**Unknown Heirs, Successors,
Assigns, and All Persons, Firms,
or Associations Claiming Right,
Title or Interest From or Under
Jack G. Koon a/k/a Jack Gaylord
Koon, Sr. a/k/a Jack Sr. Koon,
Deceased, Defendant(s)**

DESCRIPTION

By virtue of a Writ of Execution filed to No. 10707-17, Ditech Financial LLC vs. Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Jack G. Koon a/k/a Jack Gaylord Koon, Sr. a/k/a Jack Sr. Koon, Deceased

Amount Due: \$57,082.16

Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Jack G. Koon a/k/a Jack Gaylord Koon, Sr. a/k/a Jack Sr. Koon, Deceased, owner(s) of property situated in WASHINGTON TOWNSHIP, Erie County, Pennsylvania being 12801 Sharp Road, a/k/a 12801 Route 86, Waterford, PA 16441

Dimensions: 156.75 X 128.38

Acreage: 0.4620

Assessment Map number: 45010017000900

Assessed Value: \$71,400.00

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. 29 and Oct. 6, 13

SALE NO. 24

Ex. #11230 of 2017

**Mb Financial Bank, National
Association, Plaintiff**

v.

John A. Miller, Defendant(s)

DESCRIPTION

By virtue of a Writ of Execution filed to No. 11230-2017, Mb Financial Bank, National Association vs. John A. Miller

Amount Due: \$101,110.31

John A. Miller, owner(s) of property situated in ERIE CITY, Erie County, Pennsylvania being 2714 East 44th Street, Erie, PA 16510-3970

Dimensions: 60 X 125

Assessment Map number: 18052059022200

Assessed Value: \$82,380.00

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. 29 and Oct. 6, 13

SALE NO. 25

Ex. #11360 of 2015

**Ditech Financial LLC, Plaintiff
v.**

**Brian A. Ogradowczyk,
Defendant(s)**

DESCRIPTION

By virtue of a Writ of Execution filed to No. 11360-15, Ditech Financial LLC vs. Brian A. Ogradowczyk

Amount Due: \$94,261.04

Brian A. Ogradowczyk, owner(s) of property situated in MILLCREEK TOWNSHIP, Erie County, Pennsylvania being 1014 Potomac Avenue, a/k/a 1014 Potomac Ave Ave, Erie, PA 16505

Assessment Map number: 33027086001300

Assessed Value: \$104,000.00

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. 29 and Oct. 6, 13

SALE NO. 26

Ex. #11178 of 2017

**PENNYMAC LOAN SERVICES,
LLC, Plaintiff**

v.

**TERRY L. BARRETT, JR.,
ERICA L. KOVACH, Defendants
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: 1642 42ND
STREET, ERIE, PA 16510

PARCEL # (18) 5252-203

Improvements: Residential
Dwelling.

POWERS KIRN & ASSOCIATES, LLC
Amanda L. Rauer, Esquire
Id. No. 307028

Attorneys for Plaintiff

Eight Neshaminy Interplex
Suite 215

Trevose, PA 19053

(215) 942-2090

Sept. 29 and Oct. 6, 13

SALE NO. 27

Ex. #11058 of 2017

**Wells Fargo Bank, N.A., as
Trustee for Carrington Mortgage
Loan Trust, Series 2006-FRE2
Asset-Backed Pass-Through
Certificates, Plaintiff**

v.

**Joseph P. DiBello, Defendant
DESCRIPTION**

By virtue of a Writ of Execution
filed to No. 2017-11058, Wells
Fargo Bank. N.A. as Trustee for
Carrington Mortgage Loan Trust,
Series 2006-FRE2 Asset-Backed
Pass-Through Certificates vs.
Joseph P. DiBello, owner(s) of
property situated in City of Erie,
Erie County, Pennsylvania being
1357 West 24th Street, Erie, PA
16502

0.1058

Assessment Map number:
19062004021300

Assessed Value figure: \$66,600.00
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. 29 and Oct. 6, 13

SALE NO. 28

Ex. #11549 of 2017

**PHH Mortgage Corporation
a/k/a PHH Mortgage Services,
Plaintiff**

v.

**Matthew L. Harris, Sr. and
Melanie R. Harris, Defendant
DESCRIPTION**

By virtue of a Writ of Execution
filed to No. 2017-11549, PHH
Mortgage Corporation a/k/a PHH
Mortgage Services vs. Matthew L.
Harris, Sr. and Melanie R. Harris,
owner(s) of property situated
in Township of Millcreek, Erie
County, Pennsylvania being 4710
Kaylin Court, Erie, PA 16506

0.3374

Assessment Map number:
33092376512300

Assessed Value figure: \$227,070.00

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. 29 and Oct. 6, 13

SALE NO. 29

Ex. #10784 of 2017

M&T Bank, Plaintiff

v.

**Angela J. Rekitt, Defendant
DESCRIPTION**

PARCEL NO.: (18) 5138-201

ALL THAT CERTAIN piece
or parcel of land situate in the
City of Erie, County of Erie and
Commonwealth of Pennsylvania,
being Lot No. 21 of the
Homeowner's Subdivision, a plot of
said subdivision being recorded in
Erie County Map Book 8, Page 20.
HAVING erected thereon a frame
dwelling house commonly known
and municipally numbered as
2358 Woodlawn Avenue, Erie, PA
16510 and bearing Erie County Tax
Assessment No. (18) 5138-201.

Fee Simple Title Vested in Angela J.
Rekitt by deed from, CitiMortgage,

Inc., s/b/m with Citifinancial
Mortgage Company, Inc., dated
7/24/2006, recorded 8/10/2006, in
the Erie County Recorder of deeds
in Deed Book 1351, Page 1121, as
Instrument No. 2006-025146.

PROPERTY ADDRESS: 2358
Woodlawn Avenue, Erie, PA 16510

PARCEL ID # 18051038020100

Edward J. McKee, Esquire

Stern & Eisenberg, PC

1581 Main Street, Suite 200

The Shops at Valley Square

Warrington, PA 18976

(215) 572-8111

Sept. 29 and Oct. 6, 13

SALE NO. 30

Ex. #10940 of 2017

**LSF9 Master Participation Trust,
Plaintiff**

v.

**Harry J. Krahnke, Defendant
DESCRIPTION**

By virtue of a Writ of Execution
filed to No. 10940-17, LSF9
Master Participation Trust v. Harry
J. Krahnke, owners of property
situated in the Township of City
of Erie, Erie County, Pennsylvania
being 1319 West 30th Street, Erie,
Pennsylvania 16508.

Tax I.D. No. 19062023030700

Assessment: \$56,499.73

Improvements: Residential
Dwelling

McCabe, Weisberg and Conway, P.C.

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

215-790-1010

Sept. 29 and Oct. 6, 13

SALE NO. 31

Ex. #12007 of 2011

**Ditech Financial LLC f/k/a Green
Tree Servicing LLC, Plaintiff**

v.

**Mary Pat Shallenbarger a/k/a
Mary Pat Ritenour, Known
Surviving Heir of Edward J.
Shallenbarger a/k/a Edward
James Shallenbarger, Deceased
Mortgagor and Real Owner,
Trisha M. Shallenbarger, Known
Surviving Heir of Edward J.
Shallenbarger a/k/a Edward
James Shallenbarger, Deceased
Mortgagor and Real Owner and
Unknown Surviving Heirs of**

**Edward J. Shallenbarger a/k/a
Edward James Shallenbarger,
Deceased Mortgagor and Real
Owner, Defendant**

DESCRIPTION

By virtue of a Writ of Execution filed to No. 12007-2011, Ditech Financial LLC f/k/a Green Tree Servicing LLC v. Mary Pat Shallenbarger a/k/a Mary Pat Ritenour, Known Surviving Heir of Edward J. Shallenbarger a/k/a Edward James Shallenbarger, Deceased Mortgagor and Real Owner, Trisha M. Shallenbarger, Known Surviving Heir of Edward J. Shallenbarger a/k/a Edward James Shallenbarger, Deceased Mortgagor and Real Owner, owners of property situated in the Township of Township of Millcreek, Erie County, Pennsylvania being 2432 Crescent Drive, Erie, Pennsylvania 16506.

Tax I.D. No. 33050300001800

Assessment: \$59,035.21

Improvements: Residential Dwelling

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

Sept. 29 and Oct. 6, 13

SALE NO. 32

Ex. #10110 of 2017

**The Huntington National Bank,
Plaintiff**

v.

**Christopher R. Thomas,
Defendant**

DESCRIPTION

By virtue of a Writ of Execution filed to No. 10110-17, The Huntington National Bank v. Christopher R. Thomas, owners of property situated in the Township of Township of Millcreek, Erie County, Pennsylvania being 3444 Anne Marie Drive, Erie, Pennsylvania 16506.

Tax I.D. No. 33-125-555.1-210.00

Assessment: \$35,548.22

Improvements: Residential Dwelling

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

Sept. 29 and Oct. 6, 13

SALE NO. 33

Ex. #10573 of 2017

**PNC BANK, NATIONAL
ASSOCIATION, Plaintiff**

v.

**MICHAEL A. FINCHIO
A/K/A MICHEL FINCHIO
AND RENEE A. FINCHIO,**

Defendants

DESCRIPTION

By virtue of a Writ of Execution filed to No. 10573-2017, PNC BANK, NATIONAL ASSOCIATION vs. MICHAEL A. FINCHIO A/K/A MICHEL FINCHIO AND RENEE A. FINCHIO, owner(s) of property situated in TOWNSHIP OF WATERFORD, Erie County, Pennsylvania being 12607 Donation Road, Waterford, PA 16441

5.0000 Acres

Assessment Map number: 47-019-044.0-022.00

Assessed Value figure: \$93,200.00

Improvement thereon: one-family, one-story frame dwelling

Brett A. Solomon, Esquire
Michael C. Mazack, Esquire
Tucker Arensberg, P.C.

1500 One PPG Place
Pittsburgh, PA 15222

(412) 566-1212

Sept. 29 and Oct. 6, 13

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

ANDRZEJCZAK, ELSIE M., a/k/a ELSIE MARIE SHAFER ANDRZEJCZAK, a/k/a ELSIE MARIE ANDRZEJCZAK, a/k/a ELSIE ANDRZEJCZAK, deceased

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

Co-Executrices: Kathleen A. Chaffee, 10955 Cross Station Road, Girard, PA 16417 and Tammy Andrzejczak, 10933 Cross Station Road, Girard, PA 16417
Attorney: James R. Steadman, Esq., 24 Main St. E., P.O. Box 87, Girard, PA 16417

ASH, JERLENE J., a/k/a JERLENE ASH, deceased

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

Co-Executors: Sherry D. Frame, 11355 Route 18, Albion, Pennsylvania 16401 and Garrett Frame, 11355 Route 18, Albion, Pennsylvania 16401
Attorney: Grant M. Yochim, Esq., 24 Main St. E., P.O. Box 87, Girard, PA 16417

BOWE, WILLIAM E., deceased

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

Administratrix: Eileen P. Bowe, 2910 Greengarden Blvd., Erie, PA 16508

Attorney: Gary K. Schonthaler, Esquire, The Conrad - F.A. Brevillier House, 502 Parade Street, Erie, PA 16507

FLAHERTY, FREDERICK F., deceased

Late of City of Erie, Erie County, Erie, Pennsylvania

Executor: Dennis E. Flaherty, c/o Robert J. Jeffery, Esq., 33 East Main Street, North East, Pennsylvania 16428

Attorney: Robert J. Jeffery, Esq., 33 East Main Street, North East, Pennsylvania 16428

GORNALL, MARY ANN, deceased

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

Executrix: Lisa Marie DeMarco, 320 Nevada Drive, Erie, PA 16505-2130

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

HAUS, DAVID ALLEN, a/k/a DAVE HAUS, deceased

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

Executrix: Julie Hassing
Attorney: Thomas J. Minarcik, Esquire, ELDERKIN LAW FIRM, 150 East 8th Street, Erie, PA 16501

HOYT, MARGARET A., deceased

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

Executor: Kathleen L. Stearns
Attorney: The McDonald Group, L.L.P., Thomas J. Buseck, Esquire, 456 West Sixth Street, Erie, PA 16507-1216

LEONE, PRISCILLA, deceased

Late of the County of Erie, Commonwealth of Pennsylvania

Executor: Leonard J. Leone, 5819 Southland Drive, Erie, PA 16510
Attorney: Robert M. Barbato, Jr., Esquire, 1314 Griswold Plaza, Erie, PA 16501

MESSINGER, CHARLES E., a/k/a CHARLES MESSENGER, deceased

Late of the City of Erie, Commonwealth of Pennsylvania

Executrix: Carol F. Messenger, c/o Vendetti & Vendetti, 3820 Liberty Street, Erie, Pennsylvania 16509
Attorney: James J. Bruno, Esquire, Vendetti & Vendetti, 3820 Liberty Street, Erie, PA 16509

MORFORD, MARJORIE R., deceased

Late of Edinboro

Executor: Elaine R. Carver, 250 Whetherburn Drive, Wexford, PA 15090

Attorney: John M. Hartzell, Jr., Esquire, Houston Harbaugh, PC, Three Gateway Center, 401 Liberty Avenue, 22nd Floor, Pittsburgh, PA 15222-1005

SCHAPER, ELOISE R., a/k/a ELOISE SCHAPER, a/k/a ELOISE A. SCHAPER, deceased

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

Co-Executors: Mary Laver and Bonnie Crisman, c/o William J. Schaaf, Esq., Suite 300, 300 State Street, Erie, PA 16507

Attorney: William J. Schaaf, Esq., Suite 300, 300 State Street, Erie, PA 16507

TRUST NOTICES

Notice is hereby given of the administration of the Trust set forth below. All persons having claims or demands against the decedent are requested to make known the same and all persons indebted to said decedent are required to make payment without delay to the trustees or attorneys named below:

**HAAS, JOSEPH F.,
deceased**

Late of the Township of Millcreek, County of Erie, Commonwealth of Pennsylvania
Trustee: Francis W. Haas, 3303 39th Place West, Bradenton, FL 34205
Attorneys: MacDonald, Illig, Jones & Britton, LLP, 100 State Street, Suite 700, Erie, Pennsylvania 16507-1459

SECOND PUBLICATION

**BAUR, BEVERLY P., a/k/a
BEVERLY BAUR, a/k/a
BEVERLY PEYTON BAUR,
deceased**

Late of the City of Erie, Erie County, Pennsylvania
Co-Executors: B. Douglas Baur and Suzanne Plummer Baur, c/o Nadia A. Havard, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501
Attorney: Nadia A. Havard, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**BEMER, RUTH M.,
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Executor: John J. Ciurzynski, 5665 Southwestern Blvd., Unit 30B, Hamburg, NY 14075-3667
Attorneys: MacDonald, Illig, Jones & Britton LLP, 100 State Street, Suite 700, Erie, Pennsylvania 16507-1459

**CEBE, CHARMAINE,
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Administratrix: Yvonne J. Cebe, c/o 504 State Street, Suite 300, Erie, PA 16501
Attorney: Alan Natalie, Esquire, 504 State Street, Suite 300, Erie, PA 16501

**DITRICH, SUSAN M.,
deceased**

Late of the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania
Executor: Vincent H. Ditrich
Attorney: David J. Rhodes, Esquire, ELDERKIN LAW FIRM, 150 East 8th Street, Erie, PA 16501

**GARIEPY, PEGGY L., a/k/a
PEGGY GARIEPY,
deceased**

Late of the Borough of Lake City, County of Erie, State of Pennsylvania
Administratrix: Susan Suscheck, 13875 Ridge Road, West Springfield, PA 16443
Attorney: Grant M. Yochim, Esq., 24 Main St. E., P.O. Box 87, Girard, PA 16417

**GODDARD, JOHN H.,
deceased**

Late of the Township of Harborcreek, County of Erie, Commonwealth of Pennsylvania
Administrator: Richard D. Goddard, 6027 Pebble Creek Drive, Fairview, PA 16415
Attorneys: MacDonald, Illig, Jones & Britton LLP, 100 State Street, Suite 700, Erie, Pennsylvania 16507-1459

**KLIE, THOMAS A.,
deceased**

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

**MANNARINO, SILVIO J.,
deceased**

Late of the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania
Executrix: Michelle A. Fischer, 1404 West 54th Street, Erie, PA 16509-2432
Attorneys: MacDonald, Illig, Jones & Britton LLP, 100 State Street, Suite 700, Erie, Pennsylvania 16507-1459

**RUTKOWSKI, MARJORIE A.,
deceased**

Late of the City of Erie
Administrator: Paul McLaughlin
Attorney: John Mizner, 311 West Sixth Street, Erie, PA 16507

**SCHUBECK, JANET,
deceased**

Late of Harborcreek Township, Erie County, Pennsylvania
Executor: Andrea F. McKenna, 1525 North Front Street, Unit 103, Harrisburg, PA 17102
Attorney: Andrea F. McKenna, Esq., 1525 North Front Street, Unit 103, Harrisburg, PA 17102

THIRD 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
Executrix: 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

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