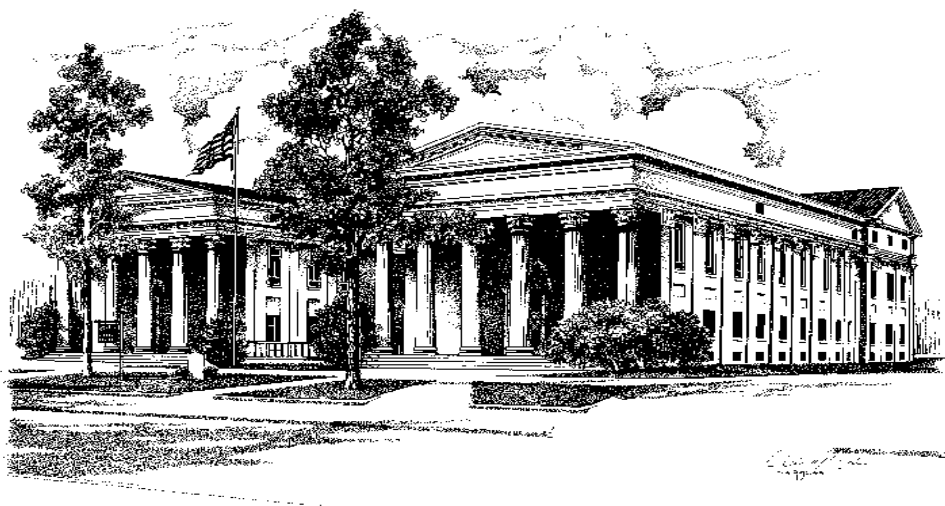


Erie County Legal Journal

November 3, 2017

Vol. 100 No. 44



Erie County Legal Journal

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

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

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

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

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ERIE COUNTY LEGAL JOURNAL is published every Friday for \$57 per year (\$1.50 single issues/\$5.00 special issues, i.e. Seated Tax Sales). Owned and published by the Erie County Bar Association (Copyright 2017©) 302 West 9th St., Erie, PA 16502 (814/459-3111). POSTMASTER: Send Address changes to THE ERIE COUNTY LEGAL JOURNAL, 302 West 9th St., Erie, PA 16502-1427.

Erie County Bar Association

Calendar of Events and Seminars

TUESDAY, NOVEMBER 7, 2017

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

THURSDAY, NOVEMBER 9, 2017

Open House
3:00 p.m. - 7:00 p.m.
New ECBA Headquarters (429 West Sixth Street)

FRIDAY, NOVEMBER 10, 2017

Veteran's Day Observed
Erie County and Federal Courthouses Closed

MONDAY, NOVEMBER 13, 2017

Worker's Compensation Section Meeting
Noon
New ECBA Headquarters (429 West Sixth Street)

THURSDAY, NOVEMBER 16, 2017

Sambroak Memorial Award Committee Meeting
Noon
New ECBA Headquarters (429 West Sixth Street)

THURSDAY, NOVEMBER 16, 2017

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

MONDAY, NOVEMBER 20, 2017

ECBA Board of Directors Meeting
Noon
New ECBA Headquarters (429 West Sixth Street)

THURSDAY, NOVEMBER 23, 2017

FRIDAY, NOVEMBER 24, 2017
Thanksgiving Holiday
ECBA Office Closed
Erie County and Federal Courthouses Closed

TUESDAY, NOVEMBER 28, 2017

ECBA Live Seminar
Bridge the Gap
1:00 p.m. - 5:00 p.m.
New ECBA Headquarters (429 West Sixth Street)
Free for those required to attend
4 hours ethics

WEDNESDAY, NOVEMBER 29, 2017

ECBA Live Lunch-n-Learn Seminar
2017 Annual Criminal Law Update
12:15 p.m. - 1:15 p.m. (11:45 lunch/registration)
Bayfront Convention Center
\$47 (ECBA members/non-attorney staff)
\$60 (nonmembers)
\$33 (member Judge not needing CLE)
1 hour substantive

TUESDAY, DECEMBER 5, 2017

Family Law Section Meeting
11:30 a.m.
Erie County Courthouse - Courtroom H

THURSDAY, DECEMBER 7, 2017

ECBA Annual Membership Meeting
Lake Shore Country Club
more information coming soon



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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**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF PENNSYLVANIA**

**MOTION COURT DATES FOR JUDGE THOMAS P. AGRESTI
ERIE AND PITTSBURGH DIVISION CASES**

NOVEMBER 2017 NOTICE

The following is a list of *November 2017, December 2017, and January 2018* motion court dates and times to be used for the scheduling of motions pursuant to *Local Rule 9013-5(a)* before **Judge Thomas P. Agresti** in the Erie and Pittsburgh Divisions of the Court. The use of these dates for scheduling motions consistent with the requirements of *Local Rule 9013-5(a)* and Judge Agresti's *Procedure B(1)-(3)* summarized below and on Judge Agresti's webpage at: www.pawb.uscourts.gov. ***The motions will be heard in the Erie Bankruptcy Courtroom, U.S. Courthouse, 17 South Park Row, Erie, PA 16501 and Courtroom C, 54th Floor, U.S. Steel Building, 600 Grant Street, Pittsburgh, PA 15219.***

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

SCHEDULE CHAPTER 13 MOTIONS ON:

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

Wednesday, November 8, 2017	9:30 a.m.:	Open for all Erie and Pittsburgh Ch. 13 matters
Wednesday, November 29, 2017	10:00 a.m.:	Open for all Erie and Pittsburgh Ch. 13 matters
Tuesday, December 12, 2017	10:30 a.m.:	Open for all Erie and Pittsburgh Ch. 13 matters
Wednesday, January 10, 2018	11:00 a.m.:	Open for all Erie and Pittsburgh Ch. 13 matters
	11:30 a.m.:	Ch. 13 Sale, Financing and Extend/Impose Stay

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

SCHEDULE CHAPTERS 12, 11 & 7 MOTIONS ON:

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

Thursday, November 2, 2017	9:30 a.m.:	Open for all Erie & Pittsburgh Ch. 11 matters
Thursday, November 16, 2017*	10:00 a.m.:	Open for all Erie & Pittsburgh Ch. 11 matters
Thursday, December 7, 2017	10:30 a.m.:	Open for all Erie & Pittsburgh Ch. 7 matters
Wednesday, December 20, 2017	11:00 a.m.:	Open for all Erie & Pittsburgh Ch. 7 matters, including all Ch. 7 Motions to Extend/Impose Stay
Friday, January 5, 2018		
Thursday, January 25, 2018	11:30 a.m.:	Ch. 11 and 7 Sale Motions and all Ch. 12 matters at this time, only

**For November 16, 2017, only, matters may only be scheduled at 9:00 a.m., 9:30 a.m., 10:00 a.m., 1:30 p.m., and 2:00 p.m.*

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

Michael R. Rhodes
Clerk of Court

Nov. 3

ECBA Office Moved

The Erie County Bar Association moved into its new headquarters at 429 West 6th Street, Erie, PA 16507. The ECBA's phone number will remain the same (814-459-3111).

Nov. 3

ASSOCIATE ATTORNEY POSITION AVAILABLE

Large, established law firm seeks associate attorney with 0 to 3 years business experience. Excellent academic credentials required. Salary commensurate with experience. Send resume and undergraduate and law school transcripts to Sandra Brydon Smith at the Erie County Bar Association, 429 West 6th Street, Erie, PA 16507 or sbsmith@eriebar.com. Equal Opportunity Employer.

Oct. 27 and Nov. 3, 10, 17

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MEMBER
FDIC

AVOIDING THE NIGHTMARES OF FIRM GROWTH

Firm growth is a sign of success. Adding attorneys, gaining more clients, and expanding into new areas of law are great for your practice. The last things owners are probably concerned about during growth periods are administrative issues that are likely to arise 10 or more years down the road.

But laying a good foundation now will avoid a house of horrors in the future. Establishing solid business systems is a challenge for new and evolving firms. As a special Halloween treat, I offer some helpful nightmare-avoidance tips garnered from 18 years of law firm management experience.

Nightmare #1: A basement full of skeletons

Most experienced attorneys have skeletons in their closets, basements, attics, and even cars. I'm talking old files. Boxes and boxes of them. Establishing and following a file retention policy will help avoid the nightmare of being buried alive in all that paperwork your firm produces. The policy should establish a procedure for closing files, documenting their location, and identifying files for destruction.

Nightmare #2: An inventory of ghosts

Inventory "ghosts" come in two forms: 1) unbilled time (WIP) that's never going to be billed, and 2) aged accounts receivable (AR) that's not likely to be collected. If WIP and AR are not handled appropriately, you will have assets on your books that aren't real. Don't let uncontrolled inventory ghosts haunt your ability to correctly evaluate your firm's financial position. Following a strict inventory management policy can act as your "ghost buster" by establishing a systematic method of dealing with aged WIP and AR.

Nightmare #3: Cobwebs in your IOLTA account

Over time, "cobwebs" tend to develop in IOLTA accounts. These webs are made up of funds left behind by "spiders" such as uncleared checks, unclaimed escrow funds, and unused retainers. If you do not have a system established for regularly cleaning out your IOLTA account, then you may be walking into gobs of cobwebs at some point. Establish and follow a policy that includes monthly reconciliations and annual unclaimed funds audits. A procedure for attorneys to review client trust balances with each billing cycle can also exterminate the spiders from your IOLTA account.

Firms that establish and follow policies like these will create a smooth path for administrative efficiency, reduced overhead, and financial success. For assistance in establishing practice management policies for your firm, contact T2 Management Solutions at 814-572-2294.

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 the provisions of Act of Assembly No. 295, effective March 16, 1983, of intention to file in the office of the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, an application for the conduct of business in Erie County, Pennsylvania, under the assumed or fictitious name, style, or designation of:

**ACTIVE DAY OF THE
NORTHEAST**

with its principal place of business located at 6 Neshaminy Interplex, Suite 401, Trevoise, PA 19053.

The name and address of the entity interested in said business is: Senior Care Centers of Pennsylvania, Inc., 6 Neshaminy Interplex, Suite 401, Trevoise, PA 19053.

This application has been filed on October 11, 2017.

Nov. 3

FICTITIOUS NAME NOTICE

An application for registration of a fictitious name was filed under the Fictitious Names Act on June 12, 2017. Said application contains the following:

1. Fictitious Name: Ember+Forge
2. Address of the principal place of business, including street and number: 3117 Washington Avenue, Erie, PA 16508.
3. The real name and address, including street and number, of the persons who are parties to the registration: HK Ink, LLC, 3117 Washington Avenue, Erie, PA 16508

Nov. 3

FICTITIOUS NAME NOTICE

1. Fictitious Name: NAMI of Erie County
2. Address of the principal place of

business: 1611 Peach Street, Suite 218, Erie, Pennsylvania, 16501

3. The real names and addresses, including street and number, of the persons who are parties to the registration: NAMI Pennsylvania, Erie County Affiliate, 1611 Peach Street, Suite 218, Erie, Pennsylvania, 16501.

4. The application for registration of the fictitious name was filed with the Pennsylvania Department of State under the Fictitious Name Act on October 2, 2017.

Adam J. Williams, Esquire
WILLIAMS & JORDEN
425 West Tenth Street
Erie, PA 16502

Nov. 3

LEGAL NOTICE

NOTICE is hereby given pursuant to Section 607(a) of Act. No 81-1986 that the Erie County Tax Claim Bureau has presented to the Erie County Court of Common Pleas its consolidated return with regard to real estate tax sales for seated lands and/or mobile homes for unpaid real estate taxes for the years 2015 and prior. This return has been confirmed Nisi by the court on October 27, 2017. Any objections or exceptions to the return may be filed by an owner or lien creditor within 30 days after the court made its confirmation Nisi and if no objections or exceptions are filed the return will be confirmed absolutely.

Steven A. Letzelter
Director of Erie County
Tax Claim Bureau
Erie County Courthouse

Nov. 3

LEGAL NOTICE

IN THE COURT OF
COMMON PLEAS OF ERIE
COUNTY, PENNSYLVANIA

No. 12237-17

CIVIL ACTION - LAW
COMMONWEALTH
FINANCING AUTHORITY,
Plaintiff

v.

GREATER ERIE INDUSTRIAL
DEVELOPMENT
CORPORATION, Defendants
**NOTICE OF COMPLAINT
IN FORECLOSURE**

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 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 PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Referral Service
Erie County Bar Association
P.O. Box 1792
Erie, PA 16507
(814) 459-4411

Nov. 3

LEGAL NOTICE

TO: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JONATHAN E. MILLER, DECEASED
YOU ARE HEREBY NOTIFIED that on July 14, 2017, Plaintiff, The Bank of New York Mellon fka The Bank of New York as Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2005-10CB, Mortgage Pass Through Certificates, Series 2005-10CB, filed an Amended Complaint in Mortgage Foreclosure endorsed with a Notice to Defend, against you in the Court of Common Pleas of Erie County Pennsylvania, docketed to No 12836-16. Plaintiff seeks to foreclose on the mortgage secured by your property located 26 Park where upon your property would be sold by the Sheriff of Erie County.

YOU ARE HEREBY NOTIFIED to plead to the above referenced Complaint on or before twenty (20) days from the date of this publication or a Judgment will be entered against you.

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 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 LAWYER REFERRAL
SERVICE**

P.O. Box 1792
Erie, PA 16507
(814) 459-4411

Nov. 3

LEGAL NOTICE

TO: UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, AND
ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST
FROM OR UNDER TIMOTHY E.

MILLER, DECEASED

YOU ARE HEREBY NOTIFIED that on July 14, 2017, Plaintiff, The Bank of New York Mellon fka The Bank of New York as Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2005-10CB, Mortgage Pass Through Certificates, Series 2005-10CB, filed an Amended Complaint in Mortgage Foreclosure endorsed with a Notice to Defend,

against you in the Court of Common Pleas of Erie County Pennsylvania, docketed to No 12836-16. Plaintiff seeks to foreclose on the mortgage secured by your property located 26 Park where upon your property would be sold by the Sheriff of Erie County. YOU ARE HEREBY NOTIFIED to plead to the above referenced Complaint on or before twenty (20) days from the date of this publication or a Judgment will be entered against you.

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 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
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P.O. Box 1792
Erie, PA 16507
(814) 459-4411

Nov. 3

LEGAL NOTICE

SALE BY SEALED BID BY
THE SCHOOL DISTRICT
OF THE CITY OF ERIE OF
ROOSEVELT SCHOOL, IRVING
SCHOOL, THE SOFTBALL
FIELD ADJACENT TO IRVING
SCHOOL, BURTON SCHOOL,
WAYNE SCHOOL AND
EMERSON-GRIDLEY SCHOOL
The Board of School Directors of

the School District of the City of Erie has declared the below noted buildings and lands to be unused and unnecessary to the District, and, by Resolution dated October 11, 2017 (the "Resolution"), has resolved to sell the Properties by sealed bid per the terms and conditions established in the Resolution and which are included in the respective Bid Packets. The Properties include: (1) The property commonly known as the Roosevelt School, being more particularly described as a 3.58 acre, more or less, a portion of a parcel of real property, with an address of 2300 Cranberry Street, Erie, PA, and identified as a subdivided portion of Erie County Tax Index No. (19) 6201-100 and designated as the Parcel "A" on the subdivision map included within the Roosevelt School Bid Packet, attached as Exhibit A to the Resolution; (2) The property commonly known as the Irving School, being more particularly described as a 2.33 acre, more or less, a portion of a parcel of real property, with an address of 2310 Plum Street, Erie, PA, and identified as a subdivided portion of Erie County Tax Index No. (19) 6027-100 and designated as the residual parcel on the subdivision map included within the Irving School Bid Packet, attached as Exhibit B to the Resolution; (3) The property commonly known as the Softball Field Adjacent to Irving School, being more particularly described as a 1.77 acre, more or less, a portion of a parcel of real property, located between W. 23rd Street and W. 24th Street and adjacent to Cascade Street in Erie, PA, and identified as a subdivided portion of Erie County Tax Index No. (19) 6027-100 and designated as Parcel "A" on the subdivision map included within the Softball Field Adjacent to Irving School Bid Packet, attached as Exhibit C to the Resolution; (4) The property commonly known as the Burton School, being more particularly described as a 2.95 acre, more or less, parcel of real property, with an address of 1660 Buffalo Road, Erie, PA, and identified as Erie County Tax Index No. (18) 5118-206,

the bid packet for which is attached as Exhibit D to the Resolution; (5) The property commonly known as the Wayne School, being more particularly described as a 1.94 acre, more or less, parcel of real property, with an address of 650 East Avenue, Erie, PA, and identified as Erie County Tax Index No. (14) 1030-200, the bid packet for which is attached as Exhibit E to the Resolution; and (6) The property commonly known as the Emerson-Gridley School, being more particularly described as a 1.25 acre, more or less, parcel of real property, with an address of 816 Park Avenue North to Plum Street, Erie, PA, and identified as Erie County Tax Index No. (17) 4026-100, the bid packet for

which is attached as Exhibit F to the Resolution. Interested bidders may pick up Bid Packets from the Board Secretary's Office located at the Dr. James E. Barker Leadership Center, 148 West 21st Street, Erie PA 16502 during the hours of 8 a.m through 4 p.m. Bids must be received in the Board Secretary's Office by noon on Thursday, December 21, 2017. Any bids received after that date and time shall be rejected. Bidders are required to submit a Bid Deposit made payable to the School District of the City of Erie in the amount of \$10,000, in the form of a cashier's check or certified check, at the time the Bids are submitted to the District. Bids will be publicly opened and read aloud in the Board Secretary's office

at noon on Thursday, December 21, 2017. The District reserves the right to waive any defects, errors, omissions, mistakes or irregularities in the Bids and to reject any or all bids for any reason or no reason. The Board of School Directors, if it determines it to be in the best interest of the District to award a bid on any of the Properties, shall make the award to the highest responsible and responsive bidder at a public meeting to be held on Wednesday, January 10, 2018 at 6:00 p.m., at the East Middle School, 1101 Atkins Street, Erie, PA 16503.

Oct. 20, 27 and Nov. 3



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Rick L. Clayton, CPA • Christopher A. Elwell, CPA • Ryan Garofalo, CPA

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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

**NOVEMBER 17, 2017
AT 10 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

Oct. 27 and Nov. 3, 10

SALE NO. 1

Ex. #13079 of 2014

**DS&K INVESTMENTS, LLC,
Plaintiff**

v.

**ANDREA E. BUBNA, Defendant
DESCRIPTION**

By virtue of Writ of Execution filed at No. 13079-2014, DS&K Investments, LLC v. Andrea E. Bubna, owner of the following properties identified below:

1) Situate in the Borough of Girard, County of Erie, and Commonwealth of Pennsylvania at 217 Penn Avenue, Girard, Pennsylvania 16417:

Assessment Map No.: (23) 12-34-16
Assessed Value Figure: \$71,450.00
Improvement Thereon: Residential House

Michael S. Jan Janin, Esquire
Pa. I.D. No. 38880
The Quinn Law Firm
2222 West Grandview Boulevard
Erie, PA 16506
(814) 833-2222, ext. 1045

Oct. 27 and Nov. 3, 10

SALE NO. 3

Ex. #11819 of 2017

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

v.

Brian D. Vogt, Defendant

DESCRIPTION

By virtue of a Writ of Execution filed at No. 2017-11819, Northwest Bank f/k/a Northwest Savings Bank v. Brian D. Vogt, owner of property situated in City of Erie, County of Erie, and Commonwealth of Pennsylvania being commonly known as 1322 East 38th Street, Erie, PA with 2,112 square footage and 17.9510 acreage.

Assessment Map Nos.

18052023012700

18052023012800

18052023012900

Assessed Value Figure: \$93,174

Improvement thereon: Two-story dwelling

Mark G. Claypool, Esquire
Knox McLaughlin Gornall
& Sennett, P.C.

120 West Tenth Street
Erie, Pennsylvania 16501

(814) 459-2800

Oct. 27 and Nov. 3, 10

SALE NO. 4

Ex. #11716 of 2017

Northwest Bank, Plaintiff

v.

**Kevin T. Wetherall and Kathleen
H. Fullerton now by marriage**

**Kathleen H. Smith, Defendants
DESCRIPTION**

By virtue of a Writ of Execution filed at No. 2017-11716, Northwest Bank v. Kevin T. Wetherall and Kathleen H. Fullerton now by marriage Kathleen H. Smith, owner of property situated in Lawrence Park Township, Erie County, Pennsylvania being commonly known as 1053 Priestley Avenue, Erie, PA 16511 with 1,207 square footage and 0.0489 acreage.

Assessment Map No. (29) 18-56-42

Assessed Value Figure \$36,750
Improvement thereon: Two-story dwelling

Mark G. Claypool, Esquire
Knox McLaughlin Gornall
& Sennett, P.C.

120 West Tenth Street
Erie, Pennsylvania 16501

(814) 459-2800

Oct. 27 and Nov. 3, 10

SALE NO. 5

Ex. #12851 of 2013

**MICHAEL V. STEWART
and CHERYL A. STEWART,
Plaintiffs**

v.

JOSEPH FOLTYN, Defendant

DESCRIPTION

By virtue of a Writ of Execution filed to No. 2013-12851, MICHAEL V. STEWART and CHERYL A. STEWART, Plaintiffs vs. JOSEPH FOLTYN, Defendant, owner(s) of property situated in McKean Township, Erie County, Pennsylvania being 4585 East Stancliff Road, McKean, PA 16426

14.954 acres with residence and detached garage thereon

Assessment Map Number: (31) 21-73-4

Assessed Value Figure: \$138,800.00
Improvement thereon: Residence and garage

Gary V. Skiba, Esq.
345 West Sixth Street
Erie, PA 16507

814/454-6345

Oct. 27 and Nov. 3, 10

SALE NO. 6

Ex. #31312 of 2017

**FIRST NATIONAL BANK OF
PENNSYLVANIA, Plaintiff**

v.

**RCWE HOLDING COMPANY,
Defendant**

DESCRIPTION

By virtue of a Writ of Execution filed to No. 31312-2017, First National Bank of Pennsylvania vs. RCWE Holding Company, owner of property situated in City of Erie, Erie County, Pennsylvania being 155 West 8th Street, Erie, Pennsylvania 16501

0.6642 acres

Assessment Map Number: (16) 3010-212

Assessed Value Figure: 870,500.00
 Improvement Thereon: Office
 Buildings/Labs/Libraries
 Nicholas R. Pagliari, Esq.
 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
 First National Bank of Pennsylvania
 Oct. 27 and Nov. 3, 10

SALE NO. 7

Ex. #10999 of 2017
Deutsche Bank National Trust
Company, as Trustee for
Soundview Home Loan Trust
2006-1, Asset-Backed Certificates,
Series 2006-1, Plaintiff
v.
TAWNIA REXFORD A/K/A
TAWNIA CHAPLAIN A/K/A
TAWNIA M CHAPLAIN,
TODD CHAPLAIN A/K/A
TODD M. CHAPLAIN A/K/A
TODD MICHAEL CHAPLAIN,
Defendant(s)
DESCRIPTION

ALL THAT CERTAIN LOT OF
 LAND SITUATE IN CITY OF ERIE,
 ERIE COUNTY, PENNSYLVANIA:
 BEING KNOWN AS 3826 Cherry
 Street, Erie, PA 16509-1608
 PARCEL NUMBER: 18-5308.0-
 107.00
 IMPROVEMENTS: Residential
 Property
 UDREN LAW OFFICES, P.C.
 Morris A. Scott, Esquire
 PA ID# 83587
 111 Woodcrest Road, Suite 200
 Cherry Hill, NJ 08003-3620
 856-669-5400
 Oct. 27 and Nov. 3, 10

SALE NO. 8

Ex. #11572 of 2017
Andover Bank, Plaintiff
v.
Glenn J. Gollmer & Laurie A.
Gollmer, Defendant
DESCRIPTION
 By virtue of a Writ of Execution
 filed to No. 11572-17, Andover
 Bank vs. Glenn J. Gollmer & Laurie
 A. Gollmer, owner(s) of property
 situated in Springfield Township,

Erie County, Pennsylvania being
 12002 Middle Road, East Springfield,
 PA 16401
 Assessment Map number: (39)
 -5-6-9.06
 Assessed Value figure: \$100,400.00
 Improvement thereon: yes
 William L. Walter, Esq.
 935 Market Street
 Meadville, PA 16335
 (814) 332-6000
 Oct. 27 and Nov. 3, 10

SALE NO. 10

Ex. #11815 of 2017
FIRST NATIONAL BANK OF
PENNSYLVANIA, Plaintiff
v.
BRUCE A. BRYAN and TAMMY
L. BRYAN, Defendants
DESCRIPTION
 ALL THE RIGHT, TITLE,
 INTEREST AND CLAIM OF
 BRUCE A. BRYAN AND TAMMY
 L. BRYAN, OF, IN AND TO THE
 FOLLOWING DESCRIBED
 PROPERTY:
 ALL THAT CERTAIN REAL
 ESTATE SITUATED IN THE
 BOROUGH OF LAKE CITY,
 ERIE COUNTY, PENNSYLVANIA.
 HAVING ERRECTED THEREON A
 DWELLING KNOWN AS 10182
 DUNN AVENUE, LAKE CITY,
 PENNSYLVANIA 16423. DEED
 BOOK VOLUME 1073, PAGE 831,
 TAX PARCEL NO. (28) 14-30-9.
 GREENEN & BIRSIC, P.C.
 Kristine M. Anthou, Esquire
 Attorneys for Plaintiff
 One Gateway Center, Ninth Floor
 Pittsburgh, PA 15222
 (412) 281-7650
 Oct. 27 and Nov. 3, 10

SALE NO. 11

Ex. #11089 of 2017
Home Point Financial, et al,
Plaintiff
v.
Darryl P. May and Karen A.
May, Defendant
DESCRIPTION
 By virtue of a Writ of Execution
 filed to No. 11089-17 Home Point
 Financial, et al vs. Darryl P. May and
 Karen A. May, owner(s) of property
 situated in Township of Millcreek,
 Erie County, Pennsylvania being

5917 Heritage Drive, Erie, PA 16509
 .2404 Acres; 2284 square feet
 Assessment Map number:
 33191619013133
 Assessed Value figure: 252,280
 Improvement thereon: Residential
 Dwelling
 Stephen M. Hladik, Esq.
 298 Wissahickon Avenue
 North Wales, PA 19454
 215.855.9521
 Oct. 27 and Nov. 3, 10

SALE NO. 12

Ex. #13606 of 2015
U.S. Bank National Association
as Indenture Trustee for CIM
Trust 2016-5, Mortgage Backed
Notes Series 2016-5, Plaintiff
v.
DEBORAH A. MILONE,
VINCENT A. MILONE,
Defendant(s)
DESCRIPTION
 All that piece or parcel of land situate
 in the sixth ward of the City of Erie,
 County of Erie and Commonwealth
 of Pennsylvania, bounded and
 described as follows, to-wit:
 BEGINNING at a point at the
 intersection of the north line of
 Goodrich Street with the west line of
 Sassafras Street; thence westwardly
 along the north line of Goodrich
 Street sixty-five (65) feet to a point;
 thence northwardly parallel with
 Sassafras Street ninety (90) feet to a
 point; thence eastwardly parallel with
 Goodrich Street sixty-five (65) feet to
 a point in the west line of Sassafras
 Street; thence southwardly along the
 west line of Sassafras Street ninety
 (90) feet to the place of beginning;
 being the west 20 feet x 90 feet of Lot
 No. 36, all the frontage on Goodrich
 Street by ninety (90) feet of Lot No.
 35, and the easterly 5 feet x 90 feet of
 Lot No. 34 of Goodrich Subdivision
 as shown on a plot recorded in Erie
 count [sic] map Book 1, page 213.
 Having erected thereon a two story
 single family dwelling and being
 commonly known as 204 Goodrich
 Street, Erie Pennsylvania, and
 bearing the Erie County Tax Index
 Number 19-69-53-427.
 PROPERTY ADDRESS: 204
 Goodrich Street, Erie, PA 16508
 KML Law Group, P.C.

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

Oct. 27 and Nov. 3, 10

SALE NO. 13

Ex. #11766 of 2017
PENNSYLVANIA HOUSING
FINANCE AGENCY, Plaintiff

v.

KRISTIE L. BAINBRIDGE AND
MICHAEL J. BOWERSOX,
Defendants

DESCRIPTION

By virtue of a Writ of Execution
No. 2017-11766, PENNSYLVANIA
HOUSING FINANCE AGENCY,
Plaintiff vs. KRISTIE L.
BAINBRIDGE AND MICHAEL J.
BOWERSOX, Defendants
Real Estate: 2716 W. 14TH STREET,
ERIE, PA 16505
Municipality: Millcreek Township
Erie County, Pennsylvania
Dimensions: 40 x 140 IRR
See Deed Book 1333, page 1505
Tax I.D. (33) 33-187-9
Assessment: \$20,200 (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

Oct. 27 and Nov. 3, 10

SALE NO. 14

Ex. #11072 of 2017
PENNSYLVANIA HOUSING
FINANCE AGENCY, Plaintiff

v.

ZACHARY J. COE, Defendant
DESCRIPTION

By virtue of a Writ of Execution
No. 2017-11072, PENNSYLVANIA
HOUSING FINANCE AGENCY,
Plaintiff vs. ZACHARY J. COE,
Defendant
Real Estate: 3224 FRENCH
STREET, ERIE, PA 16504
Municipality: City of Erie
Erie County, Pennsylvania
Dimensions: 42 x 110
See Deed Book 1215 / 0666
Tax I.D. (18) 5352-302

Assessment: \$17,000 (Land)
\$57,200 (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

Oct. 27 and Nov. 3, 10

SALE NO. 15

Ex. #11184 of 2017
PENNSYLVANIA HOUSING
FINANCE AGENCY, Plaintiff

v.

ANIS FULURIJA AND
DAVORKA FULURIJA,
Defendants
DESCRIPTION

By virtue of a Writ of Execution
No. 2017-11184, PENNSYLVANIA
HOUSING FINANCE AGENCY,
Plaintiff vs. ANIS FULURIJA AND
DAVORKA FULURIJA, Defendants
Real Estate: 2503 WAYNE STREET,
ERIE, PA 16503
Municipality: City of Erie
Erie County, Pennsylvania
Dimensions: 50 x 125
See Deed Book 1346 / 1937
Tax I.D. (18) 5035-119
Assessment: \$5,900 (Land)
\$54,500 (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

Oct. 27 and Nov. 3, 10

SALE NO. 16

Ex. #11765 of 2017
PENNSYLVANIA HOUSING
FINANCE AGENCY, Plaintiff
v.

SHERRIE A. GRADLER AND
CHRISTOPHER J. GRADLER,
Defendants
DESCRIPTION

By virtue of a Writ of Execution
No. 2017-11765, PENNSYLVANIA
HOUSING FINANCE AGENCY,
Plaintiff vs. SHERRIE A.
GRADLER AND CHRISTOPHER
J. GRADLER, Defendants
Real Estate: 2666 PUTNAM DRIVE,

ERIE, PA 16511
Municipality: Township of Lawrence
Park
Erie County, Pennsylvania
Dimensions: 50 x 130
See Deed Book 1222, page 304
Tax I.D. (29) 6-12-17
Assessment: \$21,500 (Land)
\$74,770 (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

Oct. 27 and Nov. 3, 10

SALE NO. 17

Ex. #11827 of 2017
PENNSYLVANIA HOUSING
FINANCE AGENCY, Plaintiff
v.

CYNTHIA J. KIDDO, Defendant
DESCRIPTION

By virtue of a Writ of Execution
No. 2017-11827, PENNSYLVANIA
HOUSING FINANCE AGENCY,
Plaintiff vs. CYNTHIA J. KIDDO,
Defendant
Real Estate: 1157 EAST 8TH
STREET, ERIE, PA 16503
Municipality: City of Erie
Erie County, Pennsylvania
Dimensions: 33.33 X 121.22
See Deed Book 2012-01031
Tax I.D. (15) 2047-202
Assessment: \$5,900 (Land)
\$25,100 (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

Oct. 27 and Nov. 3, 10

SALE NO. 18

Ex. #11767 of 2017
PENNSYLVANIA HOUSING
FINANCE AGENCY, Plaintiff
v.

SUSAN A. LANG F/K/A SUSAN
A. EMERSON, Defendant
DESCRIPTION

By virtue of a Writ of Execution
No. 2017-11767, PENNSYLVANIA
HOUSING FINANCE AGENCY,

Plaintiff vs. SUSANA. LANG F/K/A
SUSAN A. EMERSON, Defendant
Real Estate: 119 E. FREDERICK
STREET, CORRY, PA 16407
Municipality: 2nd Ward City of
Corry
Erie County, Pennsylvania
Dimensions: 50 x 92.86
See Deed Book 911, page 2244
Tax I.D. (6) 21-26-9
Assessment: \$11,200 (Land)
\$54,000 (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
Oct. 27 and Nov. 3, 10

SALE NO. 19

Ex. #11764 of 2017
PENNSYLVANIA HOUSING
FINANCE AGENCY, Plaintiff
v.

LINDSEY A. MINGOY
AND DANIEL W. MINGOY,
Defendants

DESCRIPTION

By virtue of a Writ of Execution
No. 2017-11764, PENNSYLVANIA
HOUSING FINANCE AGENCY,
Plaintiff vs. LINDSEY A. MINGOY
AND DANIEL W. MINGOY,
Defendants
Real Estate: 935 AURORA
AVENUE, GIRARD, PA 16417
Municipality: Borough of Girard
Erie County, Pennsylvania
Dimensions: 76 x 137.88 IRR
Instrument No. 2015-015314
Tax I.D. (23) 4-38-4-25
Assessment: \$18,500 (Land)
\$80,200 (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

Oct. 27 and Nov. 3, 10

SALE NO. 21

Ex. #11826 of 2017
PENNSYLVANIA HOUSING
FINANCE AGENCY, Plaintiff
v.

SARAH PENROD AND
MATTHEW B. PENROD,
Defendants

DESCRIPTION

By virtue of a Writ of Execution
No. 2017-11826, PENNSYLVANIA
HOUSING FINANCE AGENCY,
Plaintiff vs. SARAH PENROD
AND MATTHEW B. PENROD,
Defendants
Real Estate: 52 NORTH LAKE
STREET, NORTH EAST, PA 16425
Municipality: Borough of North East
Erie County, Pennsylvania
Dimensions: 124.5 x 220
See Deed Book 1602, page 961
Tax I.D. (36) 2-15-40
Assessment: \$26,800 (Land)
\$145,800 (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

Oct. 27 and Nov. 3, 10

SALE NO. 22

Ex. #11469 of 2017
PENNSYLVANIA HOUSING
FINANCE AGENCY, Plaintiff
v.

IRIS B. REYES, Defendant
DESCRIPTION

By virtue of a Writ of Execution
No. 2017-11469, PENNSYLVANIA
HOUSING FINANCE AGENCY,
Plaintiff vs. IRIS B. REYES,
Defendant
Real Estate: 706 E. 9TH STREET,
ERIE, PA 16503
Municipality: City of Erie
Erie County, Pennsylvania
Dimensions: 41.25 x 165
See Deed Book 1007, page 1899
Tax I.D. (15) 20-34-226
Assessment: \$6,500 (Land)
\$23,000 (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

Oct. 27 and Nov. 3, 10

SALE NO. 23

Ex. #10997 of 2014
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.

Jessica S. Rufini, Defendant
DESCRIPTION

By virtue of a Writ of Execution
filed to No. 2014-10997, U.S. Bank
National Association, et al, vs.
Jessica S. Rufini, owner of property
situated in the City of Erie, Erie
County, Pennsylvania being 205
Marshall Drive, Erie, PA 16505.
Dimensions: Square Footage- 1,265
Acreage- 0.1281
Assessment Map Number: (33)
6-19-120
Assess Value figure: \$108,760.00
Improvement thereon: Dwelling
Louis P. Vitti, Esquire
Attorney for Plaintiff
215 Fourth Avenue
Pittsburgh, PA 15222
(412) 281-1725

Oct. 27 and Nov. 3, 10

SALE NO. 24

Ex. #10165 of 2017
U.S. Bank National Association,
as indenture trustee, for CIM
Trust 2016-4, Mortgage-Backed
Notes, Series 2016-4, Plaintiff
v.

Marsha M. Johnson, AKA
Marsha M. Evans, Defendant
DESCRIPTION

By virtue of a Writ of Execution
file to No. 2017-10165, U.S. Bank
National Association, as indenture
trustee, for CIM Trust 2016-4,
Mortgage-Backed Notes, Series
2016-4 vs. Marsha M. Johnson,
AKA Marsha M. Evans, owner(s)
of property situated in The City of
Erie, County of Erie, Commonwealth
of Pennsylvania being 731 East 6th
Street, Erie, PA 16507
0.1193 Acres
Assessed Value figure: \$38,300.00
Improvement thereon: Single Family
Dwelling
Kimberly J. Hong, Esquire
Meredith H. Wooters, Esquire
Justin F. Kobeski, Esquire

Cristina L. Connor, Esquire
Manley Deas Kochalski LLC
P.O. Box 165028
Columbus, OH 43216-5028
614-220-5611

Oct. 27 and Nov. 3, 10

SALE NO. 25

Ex. #11301 of 2017

**EMC Mortgage LLC formerly
known as EMC Mortgage
Corporation, Plaintiff**

v.

Roderick M. Jones, Defendant

DESCRIPTION

By virtue of a Writ of Execution
file to No. 2017-11301, EMC
Mortgage LLC formerly known as
EMC Mortgage Corporation vs.
Roderick M. Jones, owner(s) of
property situated in The City of Erie,
County of Erie, Commonwealth of
Pennsylvania being 826 Brown
Avenue, Erie, PA 16502

1762 Square Feet

Assessed Value figure: \$79,990.00

Improvement thereon: Single Family
Dwelling

Kimberly J. Hong, Esquire
Manley Deas Kochalski LLC
P.O. Box 165028
Columbus, OH 43216-5028
614-220-5611

Oct. 27 and Nov. 3, 10

SALE NO. 26

Ex. #12687 of 2014

**U.S. Bank National Association,
as Trustee for Home Equity
Asset Trust 2004-6 Home Equity
Pass-Through Certificates, Series
2004-6, Plaintiff**

v.

**Samuel Valentin, AKA Samuel
Valentin Mercado, Defendant**
DESCRIPTION

By virtue of a Writ of Execution file
to No. 12687-14, U.S. Bank National
Association, as Trustee for Home
Equity Asset Trust 2004-6 Home
Equity Pass-Through Certificates,
Series 2004-6 vs. Samuel Valentin,
AKA Samuel Valentin Mercado,
owner(s) of property situated in
The City of Erie, County of Erie,
Commonwealth of Pennsylvania
being 1615 Hickory Street, Erie,
PA 16502

0.0683 Acres

Assessment Map Number: 289
Assessed Value figure: \$34,370.00
Improvement thereon: Single Family
Dwelling
Kimberly J. Hong, Esquire
Manley Deas Kochalski LLC
P.O. Box 165028
Columbus, OH 43216-5028
614-220-5611

Oct. 27 and Nov. 3, 10

SALE NO. 27

Ex. #11532 of 2017

**Erie Federal Credit Union,
Plaintiff**

v.

**Thomas F. Pennell and Vickey A.
Pennell, Defendant**
DESCRIPTION

By virtue of a Writ of Execution
filed to No 11532-17, Erie Federal
Credit Union v. Thomas F. Pennell
and Vickey A. Pennell, Owner(s)
of property situated in Township
of Millcreek, Erie County,
Pennsylvania, being 2760 Hrinda
Drive, Erie, PA 16505

ALL THAT CERTAIN lot or piece
of ground with the building and
improvements therein erected
hereditaments and appurtenances,
SITUATE, in Tract 348 in the
Township of Millcreek, County
of Erie and Commonwealth of
Pennsylvania, being Lot No. Four (4)
of the Hrinda Subdivision according
to a plot of said subdivision recorded
in the office of the Recorder of Deed
of Erie County, Pennsylvania, in Map
Book 5 at Page 405.

BEING more commonly known
as 2760 Hrinda Drive, Erie,
Pennsylvania 16506.

BEING KNOW AS COUNTY
INDEX NO.: 33-140-414.1-24.

UNDER AND SUBJECT to all
easements, restrictions and rights-
of-way of record and/or those that
are visible to a physical inspection.
Party of the first part has 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 the
property described in this deed.

TOGETHER with all and singular
rights, liberties, privileges,
hereditaments, improvements and

appurtenances, whatsoever thereto
belonging, and the reversions and
remainders, rents, issues and profits
thereof; and also, all the estate and
interest whatsoever of the said party
of the first part, in law or equity, of,
in, to or out of the same.

BEING THE SAME PREMISES
WHICH Paul Adamovich and Violet
Adamovich, Husband and Wife,
and Karin L. Tanny and Paul M.
Tanny, her Husband by Deed dated
September 2, 1999 and recorded
September 8, 1999 in the Recorder of
Deeds Office in and for the County
of Erie in Deed Book 661, Page 117,
granted and conveyed unto Karin
L. Tanny and Paul M. Tanny, Her
Husband.

Assessment Map number: 33-140-
414.1-024.00

Assessed Value figure: \$147,890.00
Improvement thereon: Residential
Dwelling

MARTHAE. VONROSENSTIEL, 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

Oct. 27 and Nov. 3, 10

SALE NO. 28

Ex. #11791 of 2017

**Erie Federal Credit Union,
Plaintiff**

v.

Robert M. Will, Defendant
DESCRIPTION

By virtue of a Writ of Execution filed
to No. 11791-17, Erie Federal Credit
Union v. Robert M. Will, Owner(s)
of property situated in City of Erie,
Erie County, Pennsylvania, being
4318 Pine Avenue, Erie, PA 16504
ALL that certain piece or parcel of
land situate in the Fifth Ward of the
City of Erie, County of Erie and
Commonwealth of Pennsylvania,
and being Lot Number Sixteen (16)
of the Replot of Block Sixteen (16)
and Seventeen (17) of Arbuckle
Heights Subdivision, a plan of which
is recorded in Erie County Map Book
5, pages 178 and 179.

HAVING erected thereon a
single family dwelling commonly

known as 4318 Pine Avenue, Erie, Pennsylvania, and being further identified by Erie County Tax Parcel Index No. (18) 5207-218.

BEING the same premises as conveyed to Leon W. Kwitowski and Lucy A. Kwitowski, his wife, by deed dated September 29, 1988 and recorded September 30, 1988 in Erie County Record Book 66, page 238. Lucy A. Kwitowski also known as Lucy Ann Kwitowski died April 20, 2004 as evidenced by proof of death filed in the Register of Wills Office. Assessment Map number: 18-052-007.0-218.00

Assessed Value figure: \$84,240.00
Improvement thereon: Residential Dwelling

MARTHAE. VONROSENSTIEL, 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

Oct. 27 and Nov. 3, 10

SALE NO. 29

Ex. #10912 of 2017

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

v.

**Deborah J. Orton a/k/a Deborah
J. Orton Brumagin, Defendant**

DESCRIPTION

By virtue of a Writ of Execution filed to No. 10912-17, Bayview Loan Servicing, LLC, A Delaware Limited Liability Company, Plaintiff, v. Deborah J. Orton a/k/a Deborah J. Orton Brumagin, owner(s) of property situated in Borough of Union City, Erie County, Pennsylvania being 10 Putnam Street, Union City, PA 16438 0.1250 Acres

Assessment Map number: 41-006-013.0-003.00

Assessed Value figure: 69,300.00

Improvement thereon: Single Family Residential

Robert W. Williams, Esquire

Mattleman, Weinroth & Miller, P.C.

401 Route 70 East, Suite 100

Cherry Hill, NJ 08034

(856) 429-5507

Oct. 27 and Nov. 3, 10

SALE NO. 30

Ex. #10941 of 2011

Beal Bank S.S.B., Plaintiff

v.

**Roy W. Peters and June M.
Peters, Defendants**

DESCRIPTION

By virtue of a Writ of Execution filed to No. 2011-10941, Beal Bank S.S.B. vs. Roy W. Peters and June M. Peters owners of property situated in North East Township, Erie County, Pennsylvania being 4369 South Cemetery Road a/k/a 4369 South Cemetery Road, North East, PA 16428

1.0804 Square Feet

Assessment Map number: 37022092000102

Assessed Value figure: 137,710.00

Improvement thereon: Residential Dwelling

Roger Fay, Esquire

1 E. Stow Road

Marlton, NJ 08053

(856) 482-1400

Oct. 27 and Nov. 3, 10

SALE NO. 31

Ex. #11610 of 2017

**U.S. Bank National Association,
as Trustee for Sasco Mortgage
Loan Trust 2005-Wf2, Plaintiff**

v.

Charity E. Bowser, Defendant(s)

DESCRIPTION

By virtue of a Writ of Execution filed to No. 11610-2017, U.S. Bank National Association, as Trustee for Sasco Mortgage Loan Trust 2005-Wf2 vs. Charity E. Bowser Amount Due: \$68,973.31

Charity E. Bowser, owner(s) of property situated in ERIE CITY, Erie County, Pennsylvania being 2411 Pennsylvania Avenue, Erie, PA 16503-2325

Dimensions: 43 X 80

Assessment Map number: 18-050-043.0-222.00

Assessed Value: \$43,100.00

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

Oct. 27 and Nov. 3, 10

SALE NO. 32

Ex. #10894 of 2017

**American Financial Resources,
Inc, Plaintiff**

v.

**Daniel Connolly, in His Capacity
as Heir of Sean P. Connolly a/k/a
Sean Patrick Connolly, Deceased,**

**Unknown Heirs, Successors,
Assigns, and All Persons, Firms,
or Associations Claiming Right,
Title or Interest From or Under**

Sean P. Connolly a/k/a Sean

Patrick Connolly, Deceased,

Defendant(s)

DESCRIPTION

By virtue of a Writ of Execution filed to No. 10894-2017, American Financial Resources, Inc vs. Daniel Connolly, in His Capacity as Heir of Sean P. Connolly a/k/a Sean Patrick Connolly, Deceased, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Sean P. Connolly a/k/a Sean Patrick Connolly, Deceased

Amount Due: \$121,266.57

Daniel Connolly, in His Capacity as Heir of Sean P. Connolly a/k/a Sean Patrick Connolly, Deceased, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Sean P. Connolly a/k/a Sean Patrick Connolly, Deceased, owner(s) of property situated in HARBORCREEK TOWNSHIP, Erie County, Pennsylvania being 2703 Athens Street, Erie, PA 16510-2413 Dimensions: 100 X 200

Assessment Map number: 27046184000100

Assessed Value: \$101,100.00

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

Oct. 27 and Nov. 3, 10

SALE NO. 33

Ex. #10765 of 2012

**US Bank National Association,
as Trustee for Structured Asset
Securities Corporation Mortgage**

Pass-Through Certificates, Series 2006-NC1, Plaintiff

v.

Roslyn M. Cromer, Defendant(s)

DESCRIPTION

By virtue of a Writ of Execution filed to No. 10765-12, US Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2006-NC1 vs. Roslyn M. Cromer

Amount Due: \$86,798.50

Roslyn M. Cromer, owner(s) of property situated in ERIE CITY, Erie County, Pennsylvania being 920 West 5th Street, Erie, PA 16507-1011
Dimensions: 41.25 X 165

Assessment Map number: 17-040-029.0-232.00

Assessed Value: \$47,640.00

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

Oct. 27 and Nov. 3, 10

SALE NO. 34

Ex. #11095 of 2017

Wells Fargo Bank, NA, Plaintiff

v.

**Margaret M. Frazier,
Defendant(s)**

DESCRIPTION

By virtue of a Writ of Execution filed to No. 11095-17, Wells Fargo Bank, NA vs. Margaret M. Frazier

Amount Due: \$214,517.27

Margaret M. Frazier, owner(s) of property situated in SUMMIT TOWNSHIP, Erie County, Pennsylvania being 3051 Hershey Road, Erie, PA 16506-5005
Acreage: 1.4957

Assessment Map number: 40-001-004.0-004.00

Assessed Value: \$146,610.00

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

Oct. 27 and Nov. 3, 10

SALE NO. 35

Ex. #14180 of 2006

CitiMortgage, Inc., Plaintiff

v.

Steven T. Kindle, Carol A.

Kindle, Defendant(s)

DESCRIPTION

By virtue of a Writ of Execution filed to No. 14180-06, CitiMortgage, Inc. vs. Steven T. Kindle, Carol A. Kindle
Amount Due: \$133,534.44

Steven T. Kindle, Carol A. Kindle, owner(s) of property situated in MILLCREEK TOWNSHIP, Erie County, Pennsylvania being 1307 West Gore Road, Erie, PA 16509-2415

Dimensions: 86.96 X 134.19

Assessment Map number: 33120526000300

Assessed Value: \$124,990.00

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

Oct. 27 and Nov. 3, 10

SALE NO. 36

Ex. #11916 of 2017

**Deutsche Bank National Trust
Company, as Trustee for
Ameriquet Mortgage Securities
Inc., Asset-Backed Pass-Through
Certificates, Series 2005-R5,
Plaintiff**

v.

**Robert L. Marsh, Christina M.
Marsh, Defendant(s)**

DESCRIPTION

By virtue of a Writ of Execution filed to No. 11916-17, Deutsche Bank National Trust Company, as Trustee for Ameriquet Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-R5 vs. Robert L. Marsh, Christina M. Marsh
Amount Due: \$69,818.76

Robert L. Marsh, Christina M. Marsh, owner(s) of property situated in ERIE CITY, Erie County, Pennsylvania being 2805 Ash Street, Erie, PA 16504-1238

Dimensions: 33.75 X 110

Assessment Map number: 18-5065-220, 18-5065-219

Assessed Value: \$87,160.00

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

Oct. 27 and Nov. 3, 10

SALE NO. 37

Ex. #11382 of 2017

Wells Fargo Bank, N.A., Plaintiff

v.

Sharon L. Mcquaid, Defendant(s)

DESCRIPTION

By virtue of a Writ of Execution filed to No. 11382-17, Wells Fargo Bank, N.A. vs. Sharon L. Mcquaid
Amount Due: \$61,290.17

Sharon L. Mcquaid, owner(s) of property situated in ERIE CITY, Erie County, Pennsylvania being 452 East 35th Street, Erie, PA 16504-1610
Dimensions: 50 X 110

Assessment Map number: 18-053-070.0-124.00

Assessed Value: \$89,820.00

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

Oct. 27 and Nov. 3, 10

SALE NO. 39

Ex. #11064 of 2016

**U.S. Bank National Association,
as Trustee for Structured Asset
Investment Loan Trust, Mortgage
Pass-Through Certificates, Series
2005-3, Plaintiff**

v.

Philip C. Wolford, Defendant(s)

DESCRIPTION

By virtue of a Writ of Execution filed to No. 11064-2016, U.S. Bank National Association, as Trustee for Structured Asset Investment Loan Trust, Mortgage Pass-Through Certificates, Series 2005-3 vs. Philip C. Wolford

Amount Due: \$114,894.95

Philip C. Wolford, owner(s) of property situated in ERIE CITY, Erie County, Pennsylvania being 538 West 7th Street, Erie, PA 16502-1333
Dimensions: 41.25 X 165

Assessment Map number: 17040016022000
Assessed Value: \$125,270.00
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

Oct. 27 and Nov. 3, 10

SALE NO. 41

Ex. #10184 of 2016
PENNYMAC LOAN SERVICES, LLC, Plaintiff

v.

MATHEW P. TURNER, Defendant

DESCRIPTION

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE CITY OF ERIE, COUNTY OF ERIE AND COMMONWEALTH OF PENNSYLVANIA. BEING KNOWN AS: 1561 W 40TH STREET, ERIE, PA 16509
PARCEL # 190-610-680-21200
Improvements: Residential Dwelling.
POWERS KIRN & ASSOCIATES, LLC
Amanda L. Rauer, Esquire
Id. No. 307028
Eight Neshaminy Interplex
Suite 215
Trevose, PA 19053
(215) 942-2090

Oct. 27 and Nov. 3, 10

SALE NO. 42

Ex. #11308 of 2017
LSF9 Master Participation Trust, Plaintiff

v.

Mignelly Abreu and Luis A. Abreu, Defendants

DESCRIPTION

By virtue of a Writ of Execution filed to No. 2017-11308, LSF9 Master Participation Trust vs. Mignelly Abreu and Luis A. Abreu, owners of the property situated in: Erie County, Pennsylvania being 407 Eagle Point Blvd, Erie, PA 16511
Assessment Map Number: 14011026021300
Assessed Value Figure: \$67,360.00
Improvement thereon: Single Family Home -1144 sq. ft.
Richard M. Squire & Associates, LLC

Bradley J. Osborne, Esq.
(PA I.D. #312169)
115 West Avenue, Suite 104
Jenkintown, PA 19046
215-886-8790

Oct. 27 and Nov. 3, 10

SALE NO. 43

Ex. #11210 of 2017
Wells Fargo Bank N.A., as Trustee, for Carrington Mortgage Loan Trust, Series 2006-NC1 Asset-Backed Pass-Through Certificates, Plaintiff

v.

Eric A. Littlefield and Melody L. Littlefield, Defendants

DESCRIPTION

By virtue of a Writ of Execution filed to No. 2017-11210, Wells Fargo Bank N.A., as Trustee, for Carrington Mortgage Loan Trust, Series 2006-NC1 Asset-Backed Pass-Through Certificates vs. Eric A. Littlefield and Melody L. Littlefield
Erie County, Pennsylvania being 802 East 31st Street, Erie, PA 16504
Assessment Map Number: 1805005802200
Assessed Value Figure: \$74,690.00
Improvement thereon: Single Family Home - 1306 sq. ft.
Richard M. Squire & Associates, LLC
Bradley J. Osborne, Esq.
(PA I.D. #312169)
115 West Avenue, Suite 104
Jenkintown, PA 19046
215-886-8790

Oct. 27 and Nov. 3, 10

SALE NO. 44

Ex. #10541 of 2017
Nationstar Mortgage LLC, Plaintiff

v.

Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Wilma J. Driver a/k/a Wilma Jean Driver, deceased, Theodore Grant Driver, III, known heir of Wilma J. Driver, a/k/a Wilma Jean Driver, deceased and William P. Driver, known heir of Wilma J. Driver a/k/a Wilma Jean Driver, deceased, Defendant

DESCRIPTION

By virtue of a Writ of Execution

filed to No. 2017-10541, Nationstar Mortgage LLC vs. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Wilma J. Driver a/k/a Wilma Jean Driver, deceased, Theodore Grant Driver, III, known heir of Wilma J. Driver, a/k/a Wilma Jean Driver, deceased and William P. Driver, known heir of Wilma J. Driver a/k/a Wilma Jean Driver, deceased, owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 1722 West 14th Street, Erie, PA 16505

0.0709

Assessment Map number: 16-031-007.0-408.00
Assessed Value figure: \$34,830.00
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

Oct. 27 and Nov. 3, 10

SALE NO. 45

Ex. #10727 of 2017
U.S. Bank National Association as Indenture Trustee for New Residential Mortgage Loan Trust 2014-1 Mortgage-Backed Notes, Series 2014-1, Plaintiff

v.

Kathleen L. Roemer a/k/a Kathleen Roemer, Defendant

DESCRIPTION

By virtue of a Writ of Execution filed to No. 2017-10727, U.S. Bank National Association as Indenture Trustee for New Residential Mortgage Loan Trust 2014-1 Mortgage-Backed Notes, Series 2014-1 vs. Kathleen L. Roemer a/k/a Kathleen Roemer, owner(s) of property situated in Township of Millcreek, Erie County, Pennsylvania being 804 Clifton Drive, Erie, PA 16505
0.3220
Assessment Map number: 33-017-0790-02000
Assessed Value figure: \$89,600.00
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

Oct. 27 and Nov. 3, 10

SALE NO. 46

Ex. #12800 of 2016

**Mid America Mortgage, Inc.,
Plaintiff**

v.

**James Anthony DeFelippis
and Tanya Lynn DeFelippis,
Defendants**

DESCRIPTION

ALL that certain piece or parcel of land situate in the Township of Waterford, County of Erie and Commonwealth of Pennsylvania and being part of Tract F. bounded and described as follows, to-wit:

BEGINNING at the northeasterly corner of the piece at an iron pipe in the centerline of Seroka Road, formerly known as the Marvin's Road and Martin Road, said point also being the northwesterly corner of land of Thaddeus T. and Irene J. Kondzielski, Deed Book 460-33; thence due south, along land of said Thaddeus T. Kondzielski et ux., passing over iron pipes at distances of 25.00 feet, 266.28 feet and 545.33 feet, eight hundred seventy and seventy-four hundredths (870.74) feet to an iron pipe at the northeasterly corner of land of Gus W. Welz; thence along said land, North 89 degrees 39' West, passing over an iron pipe at distance of 198.00 feet, five hundred eighteen and seventy-two hundredths (518.72) feet to an iron pipe; thence by the residue of the land of Ray J. Salmon et ux., DUE NORTH, passing over an iron pipe at distance of 328.10 feet, seven hundred sixty seven and seventy-two hundredths (767.72) feet to an iron pipe in the southerly line of lands of Charles J. and Frances Burge, Deed Book 724-433; thence by said land, North 72 degrees 55' 10" East, passing over a pipe at distance of 380.32 feet, four hundred nine and fifty hundredths (409.50) feet to an iron pipe in the centerline of the above mentioned

Seroka Road, said point also being the southeasterly corner of land of said Charles J. Burges, et ux.; thence along the centerline of said road, south 48 degrees 06' 50" East, twenty seven and eighty hundredths (27.80) feet to an iron pipe; thence continuing along centerline of said road South 89 degrees 00' East, one hundred six and fifty-nine hundredths (106.59) feet to the place of beginning and containing 10,000 acres of land. Bearing Erie County Tax Index Number (47)03-071.0-005.01

Fee Simple Title Vested in James Anthony DeFelippis and Tanya Lynn DeFelippis, husband and wife, as tenants by the entireties with the right of survivorship to the survivor thereof by deed from Anthony A. Kondzielski and Linda D. Kondzielski, husband and wife, dated May 15, 2009, recorded May 20, 2009, in the Erie County Recorder of Deeds Office in Deed Book 1562, Page 2326.

PROPERTY ADDRESS: 637 Seroka Road, Waterford, PA 16441

P A R C E L N U M B E R : 47030071000501

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

Oct. 27 and Nov. 3, 10

SALE NO. 47

Ex. #11227 of 2017

**Wells Fargo Bank, National
Association, as Trustee for
Option One Mortgage Loan
Trust 2002-3, Asset-Backed
Certificates, Series 2002-3 c/o
Ocwen Loan Servicing, LLC,
Plaintiff**

v.

**Robert E. Jones, Defendant
DESCRIPTION**

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 on the north line of Ninth Street, One hundred fifteen (115) feet west of the west line of Wallace Street; thence westwardly along the north

line of Ninth Street, Fifty-nine and six tenths (59.6) feet to a point; thence northwardly parallel with Wallace Street, One hundred fifty-seven and five tenths (157.5) feet to a point; thence eastwardly parallel with Ninth Street, Fifty-nine and six tenths (59.6) feet to a point; thence southwardly parallel with Wallace Street, One hundred fifty-seven and five tenths (157.5) feet to the place of beginning.

SAID premises have erected thereon a four-family frame apartment and six-car garage commonly known as 446-448 East 9th Street, Erie, Pennsylvania and are further identified by Erie County Assessment Index No. (15) 2021-233.

PROPERTY ADDRESS: 446-448 E 9th Street, Erie, PA 16503

PARCEL 15-2021.0-233.00

BEING the same premises which Richard R. Konkol, a/k/a Richard R. Konkol, and Heidi M. Konkol, a/k/a Heidi M. Konkol, husband and wife by Deed dated March 15, 2002, and recorded March 18, 2002, in the Office of the Recorder of Deeds in and for Erie County in Deed Book 0862, Page 1785, granted and conveyed unto Robert E. Jones. JESSICA N. MANIS, ESQUIRE STERN & EISENBERG, PC 1581 Main Street, Suite 200 The Shops at Valley Square Warrington, PA 18976 (215) 572-8111

Oct. 27 and Nov. 3, 10

SALE NO. 49

Ex. #10915 of 2017

**LSF9 Master Participation Trust,
Plaintiff**

v.

**Richard H. Brown III, Defendant
DESCRIPTION**

By virtue of a Writ of Execution filed to No. 10915-17, LSF9 Master Participation Trust v. Richard H. Brown III, owners of property situated in the Township of City of Erie, Erie County, Pennsylvania being 2710 Van Buren Avenue, Erie, Pennsylvania 16504.

Tax I.D. No. 18-050-0560-20400

Assessment: \$73,109.20

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

Philadelphia, PA 19109
215-790-1010

Oct. 27 and Nov. 3, 10

SALE NO. 50

Ex. #11335 of 2017

**Northwest Savings Bank,
Plaintiff**

v.

**Paula C. Leibold, John A.
Leibold and United States of
America, c/o United States
Attorney for the Western District
of Pennsylvania, Defendant**

DESCRIPTION

By virtue of a Writ of Execution filed to No. 11335-17, Northwest Savings Bank v. Paula C. Leibold, John A. Leibold and United States of America, c/o United States Attorney for the Western District of Pennsylvania

Paula C. Leibold and John A. Leibold, owners of property situated in the Township of Township of Millcreek, Erie County, Pennsylvania being 5862 Forest Crossing Drive, Pennsylvania 16506.

Tax ID. No. 33200002001800

Assessment: \$307,705.70

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

215-790-1010

Oct. 27 and Nov. 3, 10

SALE NO. 51

Ex. #30944 of 2016

**JTS CAPITAL 2 LLC, assignee
of FIRST NATIONAL BANK OF
PENNSYLVANIA, Plaintiff**

v.

**LOUIS BIZZARRO and DIANA
BIZZARRO, Defendants**

DESCRIPTION

By virtue of a Writ of Execution filed to No. 30944-16, JTS CAPITAL 2 LLC, assignee of FIRST NATIONAL BANK OF PENNSYLVANIA vs. LOUIS BIZZARRO and DIANA BIZZARRO

LOUIS BIZZARRO a/k/a LOUIE BIZZARRO, owner(s) of property situated in TOWNSHIP OF MILLCREEK, Erie County, Pennsylvania being 1602 PITTSBURGH AVENUE, ERIE, PA 16505

5064 square feet
Assessment Map number: 33049174004502
Assessed Value figure: \$197,000.00
Improvement thereon: garage/shop/car dealers
and
3202 STERRETTANIA ROAD (A/K/A 3202 STERRETANIA ROAD), ERIE, PA 16506
5064 square feet
Assessment Map number: 33068343000900
Assessed Value figure: \$90,600.00
Improvement thereon: restaurants, stores (retail)
Jillian Nolan Snider, Esquire
Matthew J. Burne, Esquire
Tucker Arensberg, P.C.
1500 One PPG Place
Pittsburgh, PA 15222
(412) 566-1212

Oct. 27 and Nov. 3, 10

SALE NO. 52

Ex. #13057 of 2016

**PNC BANK, NATIONAL
ASSOCIATION, Plaintiff**

v.

**ALL KNOWN AND UNKNOWN
HEIRS OF JAMES L. LUBA,**

Defendant

DESCRIPTION

By virtue of a Writ of Execution filed to No. 13057-2016, PNC BANK, NATIONAL ASSOCIATION vs. ALL KNOWN AND UNKNOWN HEIRS OF JAMES L. LUBA, owner(s) of property situated in TOWNSHIP OF MILLCREEK, Erie County, Pennsylvania being 3917 Blossom Terrace, Erie, PA 16506

1094 sq. feet
Assessment Map number: 33-082-414.0-100.57

Assessed Value figure: \$105,100.00
Improvement thereon: Condominium Unit

Brett A. Solomon, Esquire
Michael C. Mazack, Esquire
Tucker Arensberg, P.C.
1500 One PPG Place
Pittsburgh, PA 15222
(412) 566-1212

Oct. 27 and Nov. 3, 10

SALE NO. 53

Ex. #11033 of 2017

Pennsylvania State Employees

Credit Union, Plaintiff

v.

Maureen B. Goller, Defendant

DESCRIPTION

By virtue of a Writ of Execution filed to No. 11033-17, Pennsylvania State Employees Credit Union vs. Maureen B. Goller, owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 508 East 38th Street, Erie, PA 16504

Square feet 996; acreage 0.1148, 1949 Bungalow Aluminum/Vinyl
Assessment Map number: 18053073011400

Assessed Value figure: \$27,900.00
Improvement thereon: single family dwelling

Keri P. Ebeck, Esquire
PA ID#91298

Weitman, Weinberg & Reis
436 7th Avenue, Suite 2500
Pittsburgh, PA 15219
(412) 434-7955

Oct. 27 and Nov. 3, 10

SALE NO. 54

Ex. #11298 of 2017

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

v.

**Dennis I. Henderson and
Jacqueline A. Henderson,**

Defendant

DESCRIPTION

By virtue of a Writ of Execution filed to No. 11298-17, The Bank of New York Mellon vs. Dennis I. Henderson and Jacqueline A. Henderson

Dennis I. Henderson, owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 2005 Schaal Avenue, Erie, PA 16510

Square feet 1,824; acreage 0.1143, 1910 Old Style Aluminum/Vinyl
Assessment Map number: 15021016010600

Assessed Value figure: \$36,330.00
Improvement thereon: single family dwelling

Keri P. Ebeck, Esquire
PA ID#91298

Weitman, Weinberg & Reis
436 7th Avenue, Suite 2500
Pittsburgh, PA 15219
(412) 434-7955

Oct. 27 and Nov. 3, 10

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

**BURKETT, RONALD E.,
deceased**

Late of Greenfield Township, Erie County, Pennsylvania
Executor: Steven Heuer, c/o Robert J. Jeffery, Esq., 33 East Main Street, North East, Pennsylvania 16428
Attorney: Robert J. Jeffery, Esq., ORTON & JEFFERY, P.C., 33 East Main Street, North East, Pennsylvania 16428

**JOHNSON, WILLIAM H.,
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Executor: Roger E. Johnson, 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

**KULKA, DIANE M.,
deceased**

Late of the Township of Millcreek, County of Erie, Commonwealth of Pennsylvania
Executor: Alyn M. Martin, c/o Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506
Attorney: Colleen R. Stumpf, Esq., c/o Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506

**NATHAN, MELLA, a/k/a MELLA
LEVY NATHAN,
deceased**

Late of the Township of Millcreek, Erie County, Pennsylvania
Executrix: Lorraine Donaher, 9 Madison Lane, Hilton Head Island, SC 29926
Attorney: Gary J. Shapira, Esq., 305 West Sixth Street, Erie, PA 16507

**OMARK, BARBARA S., a/k/a
BARBARA OMARK,
deceased**

Late of Millcreek Township, Erie County, Pennsylvania
Executor: Thomas E. Omark, c/o Thomas C. Hoffman II, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501
Attorney: Thomas C. Hoffman II, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**SPENCER, NANCY ANN, a/k/a
NANCY A. SPENCER, a/k/a
NANCY SPENCER,
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Executor: Michael A. Novak, Jr., c/o 504 State Street, Suite 300, Erie, PA 16501
Attorney: Alan Natalie, Esquire, 504 State Street, Suite 300, Erie, PA 16501

**VAUGHN, JAMES D., SR.,
deceased**

Late of the Township of Summit, County of Erie, State of Pennsylvania
Co-Executors: James D. Vaughn, Jr. and Russell G. Vaughn, c/o 78 East Main Street, North East, PA 16428
Attorney: BRYDON LAW OFFICE, Attorney John C. Brydon, 78 East Main Street, North East, PA 16428

SECOND PUBLICATION

**COFFMAN, MARGRET I., a/k/a
MARGARET IRENE COFFMAN,
MARGARET COFFMAN,
MARGARET I. COFFMAN,
MARGARET L. COFFMAN,
deceased**

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania
Executor: Donald Lee Coffman, c/o John J. Shimek, III, Esquire, 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

**DOUGLAS, BETTY L., a/k/a
BETTY DOUGLAS,
deceased**

Late of the City of Waterford, County of Erie and Commonwealth of Pennsylvania
Executrix: Amy L. Wolff, c/o 504 State Street, 3rd Floor, Erie, PA 16501
Attorney: Michael J. Nies, Esquire, 504 State Street, 3rd Floor, Erie, PA 16501

**FRIES, JOHN E., SR.,
deceased**

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania
Executor: John E. Fries, Jr., c/o The McDonald Group, L.L.P., 456 West 6th Street, Erie, PA 16507-1216
Attorney: Valerie H. Kuntz, The McDonald Group, L.L.P., 456 West 6th Street, Erie, PA 16507-1216

**WAGNER, EILEEN M.,
deceased**

Late of Township of Millcreek, Erie County, Commonwealth of Pennsylvania
Executor: James L. Weigle, 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

THIRD PUBLICATION

**ALEXANDER, JANET L.,
deceased**

Late of the Township of Union,
County of Erie, Commonwealth
of Pennsylvania
Executor: Gene D. Alexander, c/o
Thomas J. Ruth, Esq., 224 Maple
Avenue, Corry, PA 16407
Attorney: Thomas J. Ruth, Esq.,
224 Maple Avenue, Corry, PA
16407

**BEATTY, MARION R.,
deceased**

Late of City of Erie
Executor: Lawrence G. Scott, 602
Reed St., Pittsburgh, PA 15001
Attorney: Michael A. Fetzner,
Knox McLaughlin Gornall &
Sennett, P.C., 120 West Tenth
Street, Erie, PA 16501

**BECKER, HELENE S.,
deceased**

Late of Township of Millcreek,
Erie County, Commonwealth of
Pennsylvania
Executor: John S. Becker, 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

**BORKOWSKI, JULIUS M.,
deceased**

Late of the Township of Millcreek,
County of Erie and Commonwealth
of Pennsylvania
Executor: Timothy M. Borkowski,
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

**COCHRAN, RICHARD P., a/k/a
RICHARD PAUL COCHRAN,
deceased**

Late of the City of Erie, County
of Erie and State of Pennsylvania
Administrator: Mary L. Fisher,
c/o 227 West 5th Street, Erie,
PA 16507
Attorney: Mark O. Prenatt,
Esquire, 227 West 5th Street,
Erie, PA 16507

**COSNER, MARYELLEN, a/k/a
MARY ELLEN COSNER,
deceased**

Late of the Township of
Harborcreek, County of Erie and
State of Pennsylvania
Executor: Donald L. Cosner, c/o
Justin L. Magill, Esq., 821 State
Street, Erie, PA 16501
Attorney: Justin L. Magill, Esquire,
821 State Street, Erie, PA 16501

**READE, ROBIN ANN, a/k/a
ROBIN A. READE,
deceased**

Late of Millcreek Township, Erie
County, Erie, Pennsylvania
Administratrix C.T.A.: Stacy L.
Reade, c/o 1040 Elk Street, P.O.
Box 729, Franklin, PA 16323
Attorney: John C. Lackatos, 1040
Elk Street, P.O. Box 729, Franklin,
PA 16323

**RINGHAND, MARY PATRICIA,
a/k/a MARY PAT RINGHAND,
deceased**

Late of Summit Township, County
of Erie and Commonwealth of
Pennsylvania
Executrix: Linda S. Breter
D'Oliveira, c/o Eugene C.
Sundberg Jr., Esq., Suite 300, 300
State Street, Erie, PA 16507
Attorney: Eugene C. Sundberg Jr.,
Esq., Marsh Spaeder Baur Spaeder
& Schaaf, LLP, Suite 300, 300
State Street, Erie, PA 16507

**SCHAAF, MARTHA ANNE,
deceased**

Late of the City of Erie, County
of Erie, Commonwealth of
Pennsylvania
Executor: David E. Holland, 821
West Dutch Road, Fairview, PA
16415
Attorneys: MacDonald, Illig, Jones
& Britton LLP, 100 State Street,
Suite 700, Erie, Pennsylvania
16507-1459

**TRAYLOR, MELISSA E.,
deceased**

Late of City of North East, Erie
County, Commonwealth of
Pennsylvania
Executor: James A. Stetson, c/o
Jeffrey D. Scibetta, Esquire, 120
West Tenth Street, Erie, PA 16501
Attorney: Jeffrey D. Scibetta,
Knox McLaughlin Gornall &
Sennett, P.C., 120 West Tenth
Street, Erie, PA 16501

**YOUNG, MARY A., a/k/a MARY
ANNA YOUNG, a/k/a MARY
YOUNG,
deceased**

Late of the City of Erie, County
of Erie and Commonwealth of
Pennsylvania
Executor: William A. Young, c/o
504 State Street, 3rd Floor, Erie,
PA 16501
Attorney: Michael J. Nies, Esquire,
504 State Street, 3rd Floor, Erie,
PA 16501

CHANGES IN CONTACT INFORMATION OF ECBA MEMBERS

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