

Erie County Legal Journal

December 29, 2017

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Erie County Legal Journal

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

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

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

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ERIE COUNTY 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©) 429 West 6th St., Erie, PA 16507 (814/459-3111). POSTMASTER: Send Address changes to THE ERIE COUNTY LEGAL JOURNAL, 429 West 6th St., Erie, PA 16507-1215.

Erie County Bar Association Calendar of Events and Seminars

MONDAY, JANUARY 1, 2018

New Year's Day

ECBA Office Closed

Erie County and Federal Courthouses Closed

FRIDAY, JANUARY 12, 2018

AKT Kid Koneksi Wrap Up Party

Noon

ECBA Headquarters

Happy Holidays



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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CHANGE OF NAME NOTICE

In the Court of Common Pleas of Erie County, Pennsylvania 13562-17 Notice is hereby given that a Petition was filed in the above named court requesting an Order to change the name of Violet Frieda DeFonsey to Remy Roman DeFonsey.

The Court has fixed the 31st day of January, 2018 at 11:30 a.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.

Dec. 29

CHANGE OF NAME NOTICE

Please take notice that a petition to change the name of Carson Krawczyk to Carson Mando-Krawczyk has been filed in the Erie County Court of Common Pleas. A hearing on the petition will be held on January 5, 2018 at 11:30 a.m. in Courtroom G of the Erie County Courthouse, at which time all interested persons may come forward and be heard. Please direct inquiries to Patrick Kelley, Esq., 2503 West 26th Street, Erie, PA 16506.

Dec. 29

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

1. Fictitious Name: Boetger Retirement Plan Services
2. Address of the principal place of business, including street and number: 3 Holland Street, Erie, PA 16507
3. The real names and addresses, including the street and number, of the persons who are parties to the registration: Don J. Boetger, 10221

Sampson Road, Erie, PA 16509

4. An application for registration of a fictitious name under the Fictitious Names Act was filed on October 30, 2017

David A. Schroeder
1001 State Street #1400
Erie, PA 16501

Dec. 29

FICTITIOUS NAME NOTICE

1. Fictitious Name: The Mosaic Erie LLC

2. Address of the principal place of business, including street and number: 3205 W 26th St, Erie, PA 16506

3. The real names and addresses, including the street and number, of the persons who are parties to the registration: Chris and Christine Shewfelt, 202 Bay Mist Dr, Erie, PA 16505

4. An application for registration of a fictitious name under the Fictitious Names Act was filed on November 2, 2017

MARSHA SIHA
17350 STATE HWY 249 STE 220
HOUSTON TX 77064

Dec. 29

INCORPORATION NOTICE

Notice is hereby given that the Charles Manning Reed Mansion Historic Preservation Corporation has been incorporated under the provisions of the Nonprofit Corporation Law of 1988.

Matthew B. Wachter, Esq.
MacDonald, Illig, Jones
& Britton LLP

100 State Street, Suite 700
Erie, PA 16507-1459

Dec. 29

INCORPORATION NOTICE

Notice is hereby given that Erie Industrial Plastics, Inc. has been incorporated under the provisions of the 1988 Pennsylvania Business Corporation Law.

Matthew B. Wachter, Esq.
MacDonald, Illig, Jones
& Britton LLP

100 State Street, Suite 700
Erie, PA 16507-1459

Dec. 29

LEGAL NOTICE

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
IN THE COURT OF COMMON
PLEAS OF ERIE COUNTY,
PENNSYLVANIA

CIVIL ACTION – LAW
COURT OF COMMON PLEAS
CIVIL DIVISION
ERIE COUNTY

No. 12460-17

WELLS FARGO BANK, N.A.,
S/B/M TO WELLS FARGO
HOME MORTGAGE, INC.,

Plaintiff

vs.

UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, AND
ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST
FROM OR UNDER MICHAEL
L. DOHANIC, DECEASED,

Defendant

NOTICE

To UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, AND
ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST
FROM OR UNDER MICHAEL L.
DOHANIC, DECEASED

You are hereby notified that on September 1, 2017, Plaintiff, WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC., filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Erie County Pennsylvania, docketed to No. 12460-17. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 19 SMEDLEY STREET, NORTH EAST, PA 16428-1514 whereupon 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 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 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.

Notice to Defend:

Lawyer Referral &

Information Service

P.O. Box 1792

Erie, PA 16507

Telephone (814) 459-4411

Dec. 29

LEGAL NOTICE

ATTENTION: MAROCCA DASHAWNA BREWER INVOLUNTARY TERMINATION OF PARENTAL RIGHTS IN THE MATTER OF THE ADOPTION OF MINOR FEMALE CHILD J.N.P. DOB: 04/25/2014 MINOR MALE CHILD J.N.B. DOB: 04/30/2015

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, Courtroom No. B-208, City of Erie on February 15, 2018 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.

Dec. 29

LEGAL NOTICE

ATTENTION: JAMES A. PULLIAM A/K/A JAMES ANTONIO PULLIAM INVOLUNTARY TERMINATION

OF PARENTAL RIGHTS IN THE MATTER OF THE ADOPTION OF MINOR FEMALE CHILD J.N.P. DOB: 04/25/2014

MINOR MALE CHILD J.N.B. DOB: 04/30/2015

BORN TO: MAROCCA DASHAWNA BREWER

107 & 107A IN ADOPTION 2017

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Dec. 29

LEGAL NOTICE

**OF PUBLIC HEARING ON
SCHOOL DISTRICT OF THE
CITY OF ERIE'S PETITION
TO SELL REAL PROPERTY AT
PRIVATE SALE**

The Board of School Directors of the School District of the City of Erie has filed a Petition to Sell Real Property at Private Sale in the Court of Common Pleas of Erie County. The Property to be sold is an approximate acre of land commonly known as the Old Central Kitchen, located at 316 East 21st Street, Erie, Pennsylvania 16503 and identified as Erie County Tax Index No. (18) 5013-217. The same Property being described in deeds dated October 5, 1894 and recorded in the Recorder's Office of Erie County in Deed Book 111 at page 656, and dated October 5, 1894 and recorded in the Recorder's Office of Erie County in Deed Book 111 at page 658, and dated July 10, 1895 and recorded in the Recorder's Office of Erie County in Deed Book 114 at page 765, and dated July 10, 1895 and recorded in the Recorder's Office of Erie County in Deed Book 114 at page 767. The proposed Buyer is LSMS, LLC. Any resident of the School District of the City of Erie who wishes to show cause why the private sale should not be approved must appear at the public hearing scheduled to occur on January 26, 2018 at 1:30 PM before Judge John

Garhart in Courtroom 214-D at the Erie County Court House, 140 West Sixth Street, Erie, PA 16501.

Dec. 29, 2017 and Jan. 5, 12, 2018



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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

JANUARY 19, 2018

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

Dec. 29, 2017 and Jan. 5, 12, 2018

SALE NO. 2

Ex. #12260 of 2017

**MARQUETTE SAVINGS
BANK, Plaintiff**

v.

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

DESCRIPTION

By virtue of a Writ of Execution filed at No. 12260-17, Marquette Savings Bank vs. James P. Harvey, Jr. and Jennifer L. Davidson, owners of property situate in the City of Erie, Erie County, Pennsylvania being: 3519 Oakwood Street, Erie, Pennsylvania.
43.25' X 130' X 43.25' X 130'
Assessment Map Number: (19) 6144-220

Assessed Value Figure: \$83,500.00
Improvement Thereon: Residence
Eugene C. Sundberg, Jr., Esq.
Marsh Spaeder Baur Spaeder & Schaaf, LLP
300 State Street, Suite 300
Erie, Pennsylvania 16507
(814) 456-5301
Dec. 29, 2017 and Jan. 5, 12, 2018

SALE NO. 3

Ex. #10162 of 2017

**MARQUETTE SAVINGS
BANK, Plaintiff**

v.

**ANTHONY J. HEYNOSKI, Jr.
and KARRIE A. HEYNOSKI,
Defendants**

DESCRIPTION

By virtue of a Writ of Execution filed at No. 2017-10162, Marquette Savings Bank vs. Anthony J. Heynoski, Jr. and Karrie A. Heynoski, owners of property situate in the Township of McKean, Erie County, Pennsylvania being: 9630 Fry Road, McKean, Pennsylvania. Approx. 2.849 Acres
Assessment Map Number: (31) 12-55-2
Assessed Value Figure: \$111,500.00
Improvement Thereon: Residence
Eugene C. Sundberg, Jr., Esq.
Marsh Spaeder Baur Spaeder & Schaaf, LLP
300 State Street, Suite 300
Erie, Pennsylvania 16507
(814) 456-5301
Dec. 29, 2017 and Jan. 5, 12, 2018

SALE NO. 4

Ex. #12259 of 2017

**MARQUETTE SAVINGS
BANK, Plaintiff**

v.

**BRIAN R. SNELL, Defendant
DESCRIPTION**

By virtue of a Writ of Execution filed at No. 2017-12259, Marquette Savings Bank vs. Brian R. Snell, owner of property situate in the City of Erie, Erie County, Pennsylvania being: 1143 Buffalo Road, Erie, Pennsylvania.
40' X 105' X 40' X 105'
Assessment Map Number: (18) 5094-205
Assessed Value Figure: \$40,400.00
Improvement Thereon: Residence

Eugene C. Sundberg, Jr., Esq.
Marsh Spaeder Baur Spaeder & Schaaf, LLP
300 State Street, Suite 300
Erie, Pennsylvania 16507
(814) 456-5301
Dec. 29, 2017 and Jan. 5, 12, 2018

SALE NO. 5

Ex. #12330 of 2017

**MARQUETTE SAVINGS
BANK, Plaintiff**

v.

**ROGER D. SNYDER and
CYNTHIA C. SNYDER,
Defendants**

DESCRIPTION

By virtue of a Writ of Execution filed at No. 12330-17, Marquette Savings Bank vs. Roger D. Snyder and Cynthia C. Snyder, owners of property situate in the Township of Millcreek, Erie County, Pennsylvania being: 5317 Cherry Street, Erie, Pennsylvania.
50' X 201.53' X 50' X 201.53'
Assessment Map Number: (33) 118-465-3
Assessed Value Figure: \$116,870.00
Improvement Thereon: Residence
Eugene C. Sundberg, Jr., Esq.
Marsh Spaeder Baur Spaeder & Schaaf, LLP
300 State Street, Suite 300
Erie, Pennsylvania 16507
(814) 456-5301
Dec. 29, 2017 and Jan. 5, 12, 2018

SALE NO. 6

Ex. #12285 of 2017

NORTHWEST BANK, Plaintiff

v.

**RONALD J. NUCERINO
and RUTHANN NUCERINO,
Defendants**

DESCRIPTION

By virtue of a Writ of Execution filed at No. 2017-12285, Northwest Bank vs. Ronald J. Nucerino and Ruthann Nucerino, owners of property situate in the Township of Summit, Erie County, Pennsylvania being: 2060 Elk Creek Road, Waterford, Pennsylvania.
Approx. 1.544 acres
Assessment Map Number: (40) 26-103-45.04
Assessed Value Figure: \$221,980.00
Improvement Thereon: Residence

Kurt L. Sundberg, Esq.
Marsh Spaeder Baur Spaeder
& Schaaf, LLP
300 State Street, Suite 300
Erie, Pennsylvania 16507
(814) 456-5301
Dec. 29, 2017 and Jan. 5, 12, 2018

SALE NO. 8**Ex. #12321 of 2017****Enterprise Development Fund of
Erie County, Inc., Plaintiff****v.****Greater Erie Industrial
Development Corporation,
Defendant****DESCRIPTION**

By virtue of a Writ of Execution filed at No. 12321-2017, Enterprise Development Fund of Erie County, Inc. v. Greater Erie Industrial Development Corporation, owner of property situated in the Township of Fairview, Erie County, Pennsylvania being commonly known as Lots 14, 15A and 13A of the Fairview Business Park, Phase 2 Subdivision (Klier Drive) with 20.762 acreage. Assessment Map No. (21) 64-116-52

Assessed Value Figure: \$392,385
Improvement thereon: Vacant land
Mark G. Claypool, Esquire
Knox McLaughlin Gornall
& Sennett, P.C.
120 West Tenth Street
Erie, Pennsylvania 16501
(814) 459-2800

Dec. 29, 2017 and Jan. 5, 12, 2018

SALE NO. 9**Ex. #11619 of 2015****Northwest Savings Bank,
Plaintiff****v.****John Q. Walsh, Defendant****DESCRIPTION**

By virtue of a Writ of Execution filed at No. 2015-11619, Northwest Savings Bank v. John Q. Walsh, owner of property situated in the Township of Franklin, Erie County, Pennsylvania being commonly known as 6325 Crane Road, Edinboro, PA 16412 with 2.1522 acreage.

Assessment Map No. (22) 12-30-5
Assessed Value Figure: \$106,010
Improvement thereon: Single

Family Dwelling (Two-story)
Mark G. Claypool, Esquire
Knox McLaughlin Gornall
& Sennett, P.C.
120 West Tenth Street
Erie, Pennsylvania 16501
(814) 459-2800
Dec. 29, 2017 and Jan. 5, 12, 2018

SALE NO. 10**Ex. #12550 of 2013****MERCER COUNTY STATE****BANK, Plaintiff****v.****ROBERT M. PAROBK AND
CYNTHIA L. PAROBK, AND
THE UNITED STATES OF
AMERICA, Defendants****DESCRIPTION**

By virtue of a Writ of Execution filed to No. 2013-12550 MERCER COUNTY STATE BANK vs. ROBERT M. PAROBK AND CYNTHIA L. PAROBK, AND THE UNITED STATES OF AMERICA

Robert M. Parobek and Cynthia L. Parobek, Owners of property situated in Elk Creek Township, Erie County, Pennsylvania being 9141 Carberry Road, Albion, PA 16401

89.21 Acres
Assessment Map Number:
13015029000200
Assessed Value figure: \$226,900.00
Improvement thereon: a single family dwelling, pole buildings, granary, bank barn and silo.
Raymond P. Wendolowski, Jr., Esquire
Bernstein-Burkley, P.C.
2200 Gulf Tower
Pittsburgh, PA 15219
(412) 456-8100

Dec. 29, 2017 and Jan. 5, 12, 2018

SALE NO. 11**Ex. #11156 of 2012****MERCER COUNTY STATE****BANK, Plaintiff****v.****ROBERT M. PAROBK AND
CYNTHIA L. PAROBK, AND
THE UNITED STATES OF
AMERICA, Defendants****DESCRIPTION**

By virtue of a Writ of Execution filed to No. 11156-12 MERCER COUNTY STATE BANK vs.

ROBERT M. PAROBK AND
CYNTHIA L. PAROBK, AND
THE UNITED STATES OF
AMERICA

Robert M. Parobek and Cynthia L. Parobek, Owners of property situated in Elk Creek Township, Erie County, Pennsylvania being 9077 Carberry Road, Albion, PA 16401

10.00 Acres
Assessment Map Number:
13015029000201
Assessed Value figure: \$62,200.00
Improvement thereon: a double wide mobile home with skirting and wood deck
Raymond P. Wendolowski, Jr., Esquire
Bernstein-Burkley, P.C.
2200 Gulf Tower
Pittsburgh, PA 15219
(412) 456-8100

Dec. 29, 2017 and Jan. 5, 12, 2018

SALE NO. 12**Ex. #12250 of 2017****CITIZENS BANK, N.A. F/K/A
RBS CITIZENS, N.A. S/B/M
TO CCO MORTGAGE CORP.,
Plaintiff****v.****Robert L. Futrell, 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: 1041 East 7th Street, Erie, PA 16503
PARCEL #14-010-035.0-205.00

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

Dec. 29, 2017 and Jan. 5, 12, 2018

SALE NO. 13**Ex. #12336 of 2017****CITIZENS BANK OF
PENNSYLVANIA, Plaintiff****v.****Charles A.J. Halpin, III, Esquire,
Personal Representative of the
Estate of Charles D. Irwin,**

**Deceased, Defendant
DESCRIPTION**

ALL THAT CERTAIN piece or parcel of land situate in the Township of Fairview, County of Erie, and Commonwealth of Pennsylvania.
BEING KNOWN AS: 8250 Keefer Road, Girard, PA 16417
PARCEL #21-069-111.0-004.00
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
Dec. 29, 2017 and Jan. 5, 12, 2018

SALE NO. 15

Ex. #12072 of 2017
Wilmington Savings Fund Society, FSB, Trustee, Plaintiff
v.
James Osbay and Phyllis Osbay, Defendant

DESCRIPTION

By Virtue of Writ of Execution filed to No. 2017-12072 Wilmington Savings Fund Society, FSB, Trustee vs. James Osbay and Phyllis Osbay, owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 246 East 35th Street, Erie, PA 16504
Lot 0.1028 Acres / Living Area 1798 Sq Ft
Assessment Map number: 18053063013200
Assessed figure: 79,750.00
Improvement thereon: Detached, Single Family, Residential Dwelling
Stephen M. Hladik, Esquire
289 Wissahickon Avenue
North Wales, PA 19454
(215) 855-9521
Dec. 29, 2017 and Jan. 5, 12, 2018

SALE NO. 16

Ex. #11635 of 2017
U.S. Bank National Association, Trustee, Plaintiff
v.

Daniel L. Rowland, Defendant
DESCRIPTION

By Virtue of Writ of Execution filed to No. 2017-11635 U.S. Bank

National Association, Trustee vs. Daniel L. Rowland, owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 2711 Emerson Avenue, Erie, PA 16508
Lot 0.1102 Acres / Living Area 1114 Sq Ft
Assessment Map number: 19062026021100
Assessed figure: 85,050.00
Improvement thereon: Detached, Single Family, Residential Dwelling
Stephen M. Hladik, Esquire
289 Wissahickon Avenue
North Wales, PA 19454
(215) 855-9521
Dec. 29, 2017 and Jan. 5, 12, 2018

SALE NO. 17

Ex. #12364 of 2017
DITECH FINANCIAL LLC FKA GREEN TREE SERVICING LLC, Plaintiff

v.

SHARON M. ARBLE, Defendant(s)
DESCRIPTION

All that certain piece or parcel of land situate in the City of Erie, County of Erie, State of Pennsylvania, being all of Lot No. One Hundred Twenty-eight (128), the westerly seven (7) feet by its entire depth of Lot No. One Hundred Twenty seven (127), and the easterly twelve (12) feet by its entire depth of Lot No. One Hundred Twenty-nine (129), making a total of forty-four (44) feet fronting on the south side of West Thirty-seventh Street, by one hundred (100) feet in depth, of the plan of Erie Terrace, dated January 19, 1909, as recorded in Erie County Map Book 1, page 378, having erected thereon a frame dwelling known as 2111 West Thirty-seventh Street.
PROPERTY ADDRESS: 2111 West 37th Street, Erie, PA 16508
Parcel#: 19-061-065.0-113.00
KML Law Group, P.C.
Attorney for Plaintiff
Suite 5000 - BNY Independence Center, 701 Market Street
Philadelphia, PA 19106
(215) 627-1322
Dec. 29, 2017 and Jan. 5, 12, 2018

SALE NO. 18

Ex. #11812 of 2017
NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff

v.

DANIEL P. CLARK, KELLIE R. CLARK AKA KELLIE CLARK, Defendant(s)
DESCRIPTION

ALL that certain parcels of land situate in the Township of Harborcreek, County of Erie and State of Pennsylvania, being part of Tract 211, and bounded and described as follows, to-wit: PARCEL NO. 1
Beginning at a point in the North line of a 50 foot proposed road running westwardly from the Langer Road, which beginning point is 405 feet westwardly from the intersection of the North line of said proposed road with the center line of the Lungur Road, which point is 619 feet From the NE corner of land conveyed to Ernest McNair, of which the parcel herein described is a part, said beginning point being also at the SE corner of land articulated to Ernest McNair and wife; thence along the N line of said proposed road S 89 degrees 45 minutes W 80 feet to a point; thence N 00 degrees 30 minutes W parallel with the centerline of the Lungur Road, 145 feet to the S line of Lot No. 4, according to survey of Howard M. Fry, Registered Engineer, dated December 12, 1956; thence N 89 degrees 45 minutes E, along the south line of said Lot No. 4, 80 feet, to a point, being the NW corner of other land recently deeded to Lenora McNair and Claranell Eddy; thence S along said last mentioned land 00 degrees 30 minutes E parallel with the center of the Lungur Road, 145 ft. to the place of beginning, and being part of the same land described in a deed to Rev. Ambus H. Hunter, dated September 4, 1956, and recorded in Deed Bk. 739, page 219. And being further identified by County of Erie Index No. (27) 73-226-51.
PARCEL NO. 2
BEGINNING at a point in the N. line

of a 50 foot proposed road running westwardly from the Lungur Road, which-beginning point is 245 ft. westwardly from the intersection of the N line of said proposed road with the centerline of the Lungur Road; thence along the N line of said proposed road, S 89 degrees 45 minutes W., 80 ft. to a point; thence N 00 degrees 30 minutes W parallel with the centerline of the Lungur Road, 145 ft. to the south line of Lot No. 4, according to a survey made by Howard M. Fry, Registered Engineer, dated December 12, 1956; thence N 89 degrees 45 minutes E along the S line of said Lot No. 4, 80 ft to a point, being the NW corner of land articulated to Samuel Keys and wife, thence S along the W line of the Keys land 00 degrees 30 minutes S parallel with the centerline of the Lungur Road, 145 ft. to the place of beginning; being part of the same land described in a deed to Rev. Ambus H. Hunter, dated September 4, 1956, and recorded in Deed Book 738, page 219. And being further identified by County of Erie Index No. (27) 73-226-52.01, and containing on this parcel No. 2, a one story single family aluminum sided house with a two car garage erected thereon and known as 5826 Lungur Road, Erie, Pennsylvania.

PARCEL NO. 3

Beginning at a point in the centerline of Wager Road, said point being 1,327.31 ft. north from the intersection of the centerline of the Lungur Road and the centerline of Harboregreen Road; thence S 89 degrees 45 minutes W passing over an iron pin found at 25 ft. a total distance of 245 ft. to a point; thence S 00 degrees 30 minutes E and parallel with the centerline of Lungur Road 145 ft. plus or minus to a point, said line being the easterly boundary of land previously conveyed to Frances B. Johnson, et ux, and known as Parcel No. 2, in Erie County, Pennsylvania Deed Book 1045, at page 331. Thence N 89 degrees 45 minutes E 245 ft. to the centerline of Lungur Road; thence N 00 degrees 30 minutes W [sic] along the centerline of the Lungur Road 145 ft. to the place

of beginning. And being further identified by County of Erie Index No. (27) 73-226-52. The above description is taken from a survey of Theodore McGee, Registered Surveyor, dated September 13, 1975 and recorded in Erie County Map Book 15, page 1.

PARCEL NO. 4

BEGINNING at a point in the north line of a fifty (50) foot proposed road running westwardly from the Lungur Road, which beginning point is Three hundred twenty-five (325) feet westwardly from the intersection of the north line of said proposed road with the centerline of the Lungur Road, which point is Six hundred nineteen (619) feet from the northeast corner of land previously conveyed to Reverend Ambus H. Hunter and Josephine Hunter, his wife, of which the parcel herein described is a part, said beginning point being also at the southwest corner of land articulated to Ernest McNair and wife; thence along the north line of said proposed road, south 89 degrees 45 minutes west, eighty (80) feet to a point; thence north 00 degrees, 30 minutes west, parallel with the center line of the Lungur Road, One hundred forty-five (145) feet to the south line of Lot No. 4, according to a survey of Howard M. Fry, Registered Engineer, dated December 12, 1956; thence north 89 degrees 45 minutes east, along the south line of said Lot No. 4, eighty (80) feet to a point; being the northwest corner of land of said McNair; thence south along the west line of McNair's land, 00 degrees 30 minutes east, parallel with the centerline of the Lungur Road, One hundred forty-five (145) feet to the place of beginning. Bearing Erie County Index No. (27) 73-226-47.01.

Tax Index Numbers 27-73-226-52.01 & 47.01/51/52

PROPERTY ADDRESS: 5826 Lungur Road, Erie, PA 16510
KML Law Group, P.C.

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

Dec. 29, 2017 and Jan. 5, 12, 2018

SALE NO. 19

Ex. #11486 of 2017

**QUICKEN LOANS INC.,
Plaintiff**

v.

JOHN R KUHN, Defendant(s)

DESCRIPTION

The land hereinafter referred to is situated in the City of Erie, County of Erie, State of PA, and is described as follows:

All that certain piece or parcel of land situate in the City of Erie, County of Erie and Commonwealth of Pennsylvania, bounded and described as follows, to-wit: Being Lot "N" in the Replot of Lots Twenty-Five (25) and "G" and part of Lot Twenty-Seven (27) in Kalkwa Park Extension Subdivision, a plat of which Replot is recorded in the office of the recorder of Deeds of Erie County, Pennsylvania in map Book 4, Pages 258 and 259. Said Lot "N" having a frontage along the east line of Maryland Avenue of Fifty-Two (52) feet and a uniform depth of One Hundred Fifty-Three (153) feet. Having erected thereon a one and one-half story frame dwelling.

Tax Index Numbers
17041026032200

PROPERTY ADDRESS: 313 Maryland Avenue, Erie, PA 16505
KML Law Group, P.C.

Attorney for Plaintiff
Suite 5000 - BNY Independence Center, 701 Market Street
Philadelphia, PA 19106

(215) 627-1322

Dec. 29, 2017 and Jan. 5, 12, 2018

SALE NO. 20

Ex. #11346 of 2016

**WILMINGTON SAVINGS
FUND SOCIETY, FSB, D/B/A
CHRISTIANA TRUST, NOT IN
ITS INDIVIDUAL CAPACITY,
BUT SOLELY AS TRUSTEE
FOR RMAC TRUST, SERIES
2015-5T, Plaintiff**

v.

**DEBORAH LENT A/K/A
DEBORAH A. LENT,
Defendant(s)**

DESCRIPTION

ALL THAT PARCEL OF LAND IN TOWNSHIP OF MILLCREEK, ERIE COUNTY, STATE OF PENNSYLVANIA, AS MORE FULLY DESCRIBED IN DEED BOOK 451, PAGE 2007, ID# 33-73-298-25, BEING KNOWN AND DESIGNATED AS LOT 58, RIDGEFIELD SUBDIVISION, FILED IN PLAT BOOK 217, PAGE 598.

PARCEL #: 33-073-2980-02500
PROPERTY ADDRESS: 3115 Highland Road, Erie, PA 16506
KML Law Group, P.C.
Attorney for Plaintiff
Suite 5000 - BNY Independence Center, 701 Market Street Philadelphia, PA 19106
(215) 627-1322
Dec. 29, 2017 and Jan. 5, 12, 2018

SALE NO. 21

Ex. #11701 of 2017
WILMINGTON SAVINGS
FUND SOCIETY, FSB, AS
TRUSTEE OF STANWICH
MORTGAGE LOAN TRUST A,
Plaintiff
v.
PAUL D. RAY, Defendant(s)

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 in the westerly line of Cochran Street, one hundred and seventy (170) feet southerly from the southerly line of Twenty-ninth Street (formerly called Twenty-seventh Street) being at the southerly line of the lands lately conveyed by Harriet Cochran to George Peter Wingerter; thence westerly along the southerly line of said Wingerter's lot one hundred and fifty (150) feet to a stake; thence southerly parallel with Cochran Street, forty (40) feet; thence easterly, parallel with Twenty-ninth Street (formerly called Twenty-seventh Street), one hundred and fifty (150) feet to Cochran Street and thence northerly, along the westerly line of Cochran Street, forty (40) feet to the place of beginning, being part of Lot Number Eight (8) of part of Reserve Tract No. 30, as

subdivided by the heirs of John and Robert Cochran, deceased. Having a single family dwelling erected thereon commonly known as 2920 Cochran Street Erie, Pennsylvania. Erie County Tax Parcel Index No. (19) 6051-211.
PROPERTY ADDRESS: 2920 Cochran Street, Erie, PA 16508
KML Law Group, P.C.
Attorney for Plaintiff
Suite 5000 - BNY Independence Center, 701 Market Street Philadelphia, PA 19106
(215) 627-1322
Dec. 29, 2017 and Jan. 5, 12, 2018

SALE NO. 22

Ex. #11345 of 2017
U.S. BANK NATIONAL
ASSOCIATION AS
INDENTURE TRUSTEE
FOR CIM TRUST 2015-2AG
MORTGAGE-BACKED
NOTES, SERIES 2015-2AG,
Plaintiff
v.
BARBARA H. STERLING,
EDWIN R. STERLING,
Defendant(s)
DESCRIPTION

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

containing approximately one acre. The first parties have no actual knowledge of any hazardous waste as defined in Act. No. 1980-97 of the Commonwealth of Pennsylvania, having been or which is presently being disposed on or about property described in this deed.
TAX ID# (39) 16-35-27.03
Property Address: 13562 Ridge Road a/k/a U.S. Route 20, West Springfield, PA 16443
KML Law Group, P.C.
Attorney for Plaintiff
Suite 5000 - BNY Independence Center, 701 Market Street Philadelphia, PA 19106
(215) 627-1322
Dec. 29, 2017 and Jan. 5, 12, 2018

SALE NO. 23

Ex. #12192 of 2017
U.S. BANK NATIONAL
ASSOCIATION, AS TRUSTEE,
SUCCESSOR IN INTEREST
TO BANK OF AMERICA,
NATIONAL ASSOCIATION AS
TRUSTEE, SUCCESSOR BY
MERGER TO LASALLE BANK,
NATIONAL ASSOCIATION AS
TRUSTEE FOR WASHINGTON
MUTUAL ASSET-BACKED
CERTIFICATES WMABS
SERIES 2007-HE1 TRUST,
Plaintiff
v.

JAMI TRISCUIT, Defendant(s)
DESCRIPTION

All that certain piece or parcel of land situate in the First Ward of the City of Corry, County of Erie and State of Pennsylvania, bounded and described as follows, to-wit: BEGINNING in the center line of East South at the southeast corner of land of James J. Consolo; thence north twenty-five (25) degrees east, along land of said Consolo, two hundred ninety-seven (297) feet to a point; thence south sixty-five (65) degrees east, eighty (80) feet to a point; thence south twenty-five (25) degrees west, two hundred ninety-seven (297) feet to a point in the center line of East South Street; thence north sixty-five (65) degrees west along East South Street, eighty (80) feet to the place of beginning. Containing twenty-three thousand

seven hundred sixty (23,760) square feet of land, be the same more or less.

Tax ID No. (5) 29-193-13

PROPERTY ADDRESS: 921 East South Street, Corry, PA 16407

KML Law Group, P.C.

Attorney for Plaintiff

Suite 5000 - BNY Independence Center, 701 Market Street

Philadelphia, PA 19106

(215) 627-1322

Dec. 29, 2017 and Jan. 5, 12, 2018

SALE NO. 25

Ex. #11369 of 2016

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

v.

CORRY G. HOWARD,

Defendant

DESCRIPTION

By virtue of a Writ of Execution No. 11369-2016 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. CORRY G. HOWARD, Defendant Real Estate: 12897 W. LAKE ROAD, EAST SPRINGFIELD, PA 16411

Municipality: Township of Springfield

Erie County, Pennsylvania

Dimensions: 1.103 acres

See Deed Book 1065, Page 0372

Tax I.D. (39) 8-29-3.06

Assessment: \$24,500. (Land)

\$41,400. (Bldg)

Improvement thereon: a residential dwelling house as identified above

Leon P. Haller, Esquire

Purcell, Krug & Haller

1719 North Front Street

Harrisburg, PA 17104

(717) 234-4178

Dec. 29, 2017 and Jan. 5, 12, 2018

SALE NO. 26

Ex. #11197 of 2017

PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff

v.

SHANNON JACKSON IN HIS CAPACITY AS KNOWN HEIR

OF LAURICE JACKSON-STOVAL, DECEASED, AND THE UNKNOWN HEIRS OF LAURICE JACKSON-STOVAL, DECEASED, Defendants

DESCRIPTION

By virtue of a Writ of Execution No. 2017-11197 PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. SHANNON JACKSON IN HIS CAPACITY AS KNOWN HEIR OF LAURICE JACKSON-STOVAL, DECEASED, AND THE UNKNOWN HEIRS OF LAURICE JACKSON-STOVAL, DECEASED, Defendants

Real Estate: 1313 GERMAN STREET, ERIE, PA 16503

Municipality: City of Erie

Erie County, Pennsylvania

Dimensions: 37 x 126.68

See Deed Book 1263 / 1958

Tax I.D. (15) 2018-124

Assessment: \$6,000 (Land)

\$48,000 (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

Dec. 29, 2017 and Jan. 5, 12, 2018

SALE NO. 27

Ex. #12113 of 2017

PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff

v.

STEPHANIE A. KLEMM AND JACK E. KLEMM III,

Defendants

DESCRIPTION

By virtue of a Writ of Execution No. 2017-12113 PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. STEPHANIE A. KLEMM AND JACK E. KLEMM III, Defendants

Real Estate: 11160 SPRINGFIELD ROAD, GIRARD, PA 16417

Municipality: Township of Girard

Erie County, Pennsylvania

Dimensions: 1.15 acres

See Instr #: 2010-010152

Tax I.D. (24) 20-67-19

Assessment: \$30,500 (Land)

\$75,930 (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

Dec. 29, 2017 and Jan. 5, 12, 2018

SALE NO. 29

Ex. #12400 of 2017

PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff

v.

JOSEPH L. FLETCHER JR.

AND LAUREN E. SANKO,

Defendants

DESCRIPTION

By virtue of a Writ of Execution No. 2017-12400 PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. JOSEPH L. FLETCHER JR. AND LAUREN E. SANKO, Defendants

Real Estate: 205 EUCLID AVENUE, ERIE, PA 16511

Municipality: City of Erie

Erie County, Pennsylvania

Dimensions: 40 x 128

See Deed Book 1598, page 1158

Tax I.D. (14) 1123-116

Assessment: \$13,300 (Land)

\$81,800 (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

Dec. 29, 2017 and Jan. 5, 12, 2018

SALE NO. 30

Ex. #12314 of 2017

PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff

v.

VINCENT E. STUMPO,

Defendant

DESCRIPTION

By virtue of a Writ of Execution No. 2017-12314 PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. VINCENT E. STUMPO, Defendant

Real Estate: 2630 OAKWOOD STREET, ERIE, PA 16508

Municipality: City of Erie

Erie County, Pennsylvania

Dimensions: 60 x 120
See Deed Book 1441 / 211
Tax I.D. (19) 6230-111
Assessment: \$18,400 (Land)
\$65,080 (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
Dec. 29, 2017 and Jan. 5, 12, 2018

SALE NO. 31

Ex. #12111 of 2017
PENNSYLVANIA HOUSING
FINANCE AGENCY, Plaintiff
v.

ALBERT C. TAYLOR, V,
Defendant

DESCRIPTION

By virtue of a Writ of Execution No. 2017-12111 PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. ALBERT C. TAYLOR, V, Defendant
Real Estate: 2345 WOODLAWN AVENUE, ERIE, PA 16510
Municipality: City of Erie
Erie County, Pennsylvania
Dimensions: Lot 12, Homeowners Subdivision
See Deed Book 1546, Page 1975
Tax I.D. (18) 5138-210
Assessment: \$18,000. (Land)
\$56,020. (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
Dec. 29, 2017 and Jan. 5, 12, 2018

SALE NO. 32

Ex. #12115 of 2017
PENNSYLVANIA HOUSING
FINANCE AGENCY, Plaintiff
v.

RICHARD LEE TAYLOR,
Defendant

DESCRIPTION

By virtue of a Writ of Execution No. 2017-12115 PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. RICHARD LEE TAYLOR, Defendant

Real Estate: 2247 MAPLE AVENUE, LAKE CITY, PA 16423
Municipality: Borough of Lake City
Erie County, Pennsylvania
Dimensions: 65 x 140
See Deed Book 1087, page 2242
Tax I.D. (28) 14-31-23
Assessment: \$14,600 (Land)
\$69,960 (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
Dec. 29, 2017 and Jan. 5, 12, 2018

SALE NO. 34

Ex. #12544 of 2016
U.S. BANK NATIONAL
ASSOCIATION, AS TRUSTEE
FOR THE PENNSYLVANIA
HOUSING FINANCE AGENCY,
Plaintiff
v.

THE UNKNOWN HEIRS OF
JOSEPH G. WILL, DECEASED,
Defendants
DESCRIPTION

By virtue of a Writ of Execution No. 2016-12544 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. THE UNKNOWN HEIRS OF JOSEPH G. WILL, DECEASED, Defendants
Real Estate: 3745 E. LAKE ROAD, ERIE, PA 16511
Municipality: Lawrence Park Township
Erie County, Pennsylvania
Dimensions: 60 X 120
See Deed Book 1021 / 0565
Tax I.D. 29-12-19-6
Assessment: \$20,900 (Land)
\$54,100 (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
Dec. 29, 2017 and Jan. 5, 12, 2018

SALE NO. 35

Ex. #10808 of 2017
PENNSYLVANIA HOUSING
FINANCE AGENCY, Plaintiff
v.
SHELTON WILLIAMS AND
DONIEL MAE WILLIAMS,
Defendants
DESCRIPTION

By virtue of a Writ of Execution No. 2017-10808 PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. SHELTON WILLIAMS AND DONIEL MAE WILLIAMS, Defendants
Real Estate: 4005 ZOAR AVENUE, ERIE, PA 16509
Municipality: City of Erie
Erie County, Pennsylvania
Dimensions: 90 x 100
See Instr #: 2016-004491
Tax I.D. (19) 6115-110
Assessment: \$28,800 (Land)
\$85,110 (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
Dec. 29, 2017 and Jan. 5, 12, 2018

SALE NO. 36

Ex. #10432 of 2017
LSF9 Master Participation Trust,
Plaintiff
v.
Madonna M. Fincham, AKA
Madonna M. Howard, AKA
Madonna Fincham; Roy M.
Fincham, Defendants

DESCRIPTION

By virtue of a Writ of Execution file to No. 2017-10432 LSF9 Master Participation Trust vs. Madonna M. Fincham, AKA Madonna M. Howard, AKA Madonna Fincham; Roy M. Fincham, owner(s) of property situated in The City of Erie, County of Erie, Commonwealth of Pennsylvania being 303 Ross Street, Erie, PA 16507
1468 square feet
Assessed Value figure: \$34,200.00
Improvement thereon: Single Family Dwelling
Kimberly J. Hong, Esquire
Manley Deas Kochalski LLC

P.O. Box 165028
Columbus, OH 43216-5028
614-220-5611
Dec. 29, 2017 and Jan. 5, 12, 2018

SALE NO. 37

Ex. #11704 of 2017
LSF9 Master Participation Trust,
Plaintiff
v.

Hunter L. Hyman; Rhonda L.
Hyman, Defendants

DESCRIPTION

By virtue of a Writ of Execution file to No. 2017-11704 LSF9 Master Participation Trust vs. Hunter L. Hyman; Rhonda L. Hyman, owner(s) of property situated in The Township of Harborscreek, County of Erie, Commonwealth of Pennsylvania being 6742 Garfield Avenue, Harborscreek, PA 16421 80X139
Assessment Map Number: 27033127002000
Assessed Value figure: \$105,200.00
Improvement thereon: Single Family Dwelling
Kimberly J. Hong, Esquire
Manley Deas Kochalski LLC
P.O. Box 165028
Columbus, OH 43216-5028
614-220-5611
Dec. 29, 2017 and Jan. 5, 12, 2018

SALE NO. 38

Ex. #12117 of 2017
Wells Fargo Bank, N.A., Plaintiff
v.

Patricia Stewart, as
Administrator to the Estate of
James R. Stewart, AKA James
Stewart, Defendant

DESCRIPTION

By virtue of a Writ of Execution file to No. 2017-12117 Wells Fargo Bank, N.A. vs. Patricia Stewart, as Administrator to the Estate of James R. Stewart, AKA James Stewart, owner(s) of property situated in The City of Erie, County of Erie, Commonwealth of Pennsylvania being 3938 Rice Avenue, Erie, PA 16510
90X220; 0.4545
Assessment Map Number: 18052053020200
Assessed Value figure: \$108,360.00
Improvement thereon: Single

Family Dwelling
Kimberly J. Hong, Esquire
Manley Deas Kochalski LLC
P.O. Box 165028
Columbus, OH 43216-5028
614-220-5611
Dec. 29, 2017 and Jan. 5, 12, 2018

SALE NO. 39

Ex. #12073 of 2017
Wells Fargo Bank, NA, Plaintiff
v.

Bonnie L. Terrill, AKA Bonnie
Lou Terrill, Defendant

DESCRIPTION

By virtue of a Writ of Execution file to No. 2017-12073 Wells Fargo Bank, NA vs. Bonnie L. Terrill, AKA Bonnie Lou Terrill, owner(s) of property situated in The Borough of Girard, County of Erie, Commonwealth of Pennsylvania being 966 Lewis Way, Girard, PA 16417
0.5621
Assessed Value figure: \$102,220.00
Improvement thereon: Single Family Dwelling
Kimberly J. Hong, Esquire
Manley Deas Kochalski LLC
P.O. Box 165028
Columbus, OH 43216-5028
614-220-5611
Dec. 29, 2017 and Jan. 5, 12, 2018

SALE NO. 40

Ex. #11100 of 2017
LSF9 Master Participation Trust,
Plaintiff
v.

Rose Ann Wray, AKA Rose A.
Wray, Defendant

DESCRIPTION

By virtue of a Writ of Execution file to No. 2017-11100 LSF9 Master Participation Trust vs. Rose Ann Wray, AKA Rose A. Wray, owner(s) of property situated in The City of Erie, County of Erie, Commonwealth of Pennsylvania being 2931 Pine Avenue, Erie, PA 16504
66.64X175.04, 1624, 0.2678
Assessment Map Number: 18050076010200
Assessed Value figure: \$61,200.00
Improvement thereon: Single Family Dwelling
Kimberly J. Hong, Esquire

Manley Deas Kochalski LLC
P.O. Box 165028
Columbus, OH 43216-5028
614-220-5611
Dec. 29, 2017 and Jan. 5, 12, 2018

SALE NO. 41

Ex. #10738 of 2017
Deutsche Bank National Trust
Company, as Trustee for
Meritage Mortgage Loan Trust
2005-1 Asset Backed Certificates,
Series 2005-1, Plaintiff
v.

JAMES PARRAWAY,
Defendant(s)

DESCRIPTION

ALL THAT CERTAIN LOT OF LAND SITUATE IN CITY OF ERIE, ERIE COUNTY, PENNSYLVANIA:
BEING KNOWN AS 421-423 E 10th St, Erie, PA 16503
PARCEL NUMBER:
15020022021500
IMPROVEMENTS: Residential Property
J. Eric Kishbaugh, Esquire
PA ID 33078
Attorney for Plaintiff
Udren Law Offices, P.C.
Woodcrest Corporate Center
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003-3620
856-669-5400
Dec. 29, 2017 and Jan. 5, 12, 2018

SALE NO. 42

Ex. #10471 of 2017
Wells Fargo Bank, National
Association, as Indenture Trustee
for GMACM HOME EQUITY
LOAN TRUST 2005-HE1,
Plaintiff
v.

CHRISTOPHER R. THOMAS,
Defendant(s)

DESCRIPTION

ALL THAT CERTAIN LOT OF LAND SITUATE IN TOWNSHIP OF MILL CREEK, ERIE COUNTY, PENNSYLVANIA:
BEING KNOWN AS 3444 Anne Marie Drive, Erie (Millcreek Township), PA 16506
PARCEL NUMBER:
331255551210
IMPROVEMENTS: Residential Property

J. Eric Kishbaugh, Esquire
PA ID 33078
Attorney for Plaintiff
Udren Law Offices, P.C.
Woodcrest Corporate Center
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003-3620
856-669-5400

Dec. 29, 2017 and Jan. 5, 12, 2018

SALE NO. 43

Ex. #11758 of 2017

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

v.

**William J. Camery and Sandra
A. Camery, Defendant**

DESCRIPTION

By virtue of a Writ of Execution filed to No. 11758-17 Federal National Mortgage Association ("Fannie Mae") v. William J. Camery and Sandra A. Camery, Owner(s) of property situated in City of Erie, Erie County, Pennsylvania, being 2402 Plum Street, Erie, PA 16502 all 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 at the intersection of the south line of Twenty-four Street with the west line of Plum Street; thence southwardly, along the west line of Plum Street, thirty-five (35) feet to a point; thence westwardly, parallel with the south line of Twenty-four Street, seventy (70) feet to a point; thence northwardly, parallel with Plum Street, Thirty-five (35) feet to the south line of Twenty-four Street; and thence eastwardly, along the south line of Twenty-four Street, seventy (70) feet to the place of beginning; being seventy feet off the eastern end of Lot No. 7 in Out Lot No. 36 of Cessna's Subdivision as recorded in the Erie County Map Book NO. 1 page 305; having erected thereon a two and one-half story frame dwelling house known as No. 2402 Plum Street and a frame garage.
Being the same premises conveyed to Party of the first part by deed recorded September 6, 1985 in Erie County Deed Book 1596 page 154.

Assessment Map number: 19-060-028.0-207.00
Assessed Value figure: \$78,380.00
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

Dec. 29, 2017 and Jan. 5, 12, 2018

SALE NO. 44

Ex. #11621 of 2017

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

v.

**Gary J. Palmer and Tiffani D.
Palmer, Defendants**

DESCRIPTION

By virtue of a Writ of Execution filed to No. 2017-11621 Bayview Loan Servicing, LLC, A Delaware Limited Liability Company, Plaintiff, v. Gary J. Palmer and Tiffani D. Palmer, owner(s) of property situated in Borough of Elgin, Erie County, Pennsylvania being 18265 Main Street, Elgin, PA 16413
7.4540 Acres
Assessment Map number: 12-008-002.0.014.01
Assessed Value figure: 67,200.00
Improvement thereon: Mobile Home with Land
Robert W. Williams
Mattleman, Weinroth & Miller, P.C.
401 Route 70 East, Suite 100
Cherry Hill, NJ 08034
(856) 429-5507

Dec. 29, 2017 and Jan. 5, 12, 2018

SALE NO. 45

Ex. #11783 of 2017

**The Bank of New York Mellon
FKA The Bank of New York, as
Trustee for the certificateholders
of the CWABS, Inc., Asset-
Backed Certificates, Series
2007-13 c/o New Penn Financial
LLC d/b/a Shellpoint Mortgage
Servicing, Plaintiff**

v.

**Stephen A. Casimiro, Kellie M.
Casimiro, Defendants**

DESCRIPTION

PROPERTY OF: Stephen A. Casimiro and Kellie M. Casimiro
EXECUTION NO: 11783-17
JUDGMENT AMT: \$118,019.25
ALL the right, title, interest and claim of: Stephen A. Casimiro and Kellie M. Casimiro Of in and to: 20 Miles Avenue, Girard, PA 16417
MUNICIPALITY: Borough of Girard
All that certain piece or parcel of land situate in the City of Erie, County of Erie and Commonwealth of Pennsylvania
Tax ID: 23004017000400
Commonly known as 20 Miles Avenue, Girard, PA 16417
PARKER McCAY P.A.
Patrick J Wesner, Esquire
Attorney ID# 203145
9000 Midlantic Drive, Suite 300
P.O. Box 5054
Mount Laurel, NJ 08054-1539
(856) 810-5815

Dec. 29, 2017 and Jan. 5, 12, 2018

SALE NO. 46

Ex. #11751 of 2017

Wells Fargo Bank, N.A., Plaintiff

v.

**Christopher D. Haller,
Individually and in His Capacity
as Administrator of The Estate of
Mark F. Haller, Unknown Heirs,
Successors, Assigns, and All
Persons, Firms, or Associations
Claiming Right, Title or Interest
From or Under Mark F. Haller,
Deceased, Defendant(s)**

DESCRIPTION

By virtue of a Writ of Execution filed to No. 11751-17 Wells Fargo Bank, N.A. vs. Christopher D. Haller, Individually and in His Capacity as Administrator of The Estate of Mark F. Haller, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Mark F. Haller, Deceased
Amount Due: \$63,851.70
Christopher D. Haller, Individually and in His Capacity as Administrator of The Estate of Mark F. Haller, Unknown Heirs, Successors,

Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Mark F. Haller, Deceased, owner(s) of property situated in MILLCREEK TOWNSHIP, Erie County, Pennsylvania being 1445 Nicholson Street, Erie, PA 16509-2020
 Dimensions: 40 X 126.09
 Assessment Map number: 33100432000500
 Assessed Value: \$105,860.00
 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
 Dec. 29, 2017 and Jan. 5, 12, 2018

SALE NO. 47

Ex. #12784 of 2016
Wells Fargo Bank, NA, Plaintiff
v.

David D. Petri, in His Capacity as Administrator and Heir of The Estate of David Petri a/k/a David H. Petri, Dwayne Petri, in His Capacity as Heir of The Estate of David Petri a/k/a David H. Petri, Unknown Heirs, Successors, Assigns, and All Person, Firms, or Associations Claiming Right, Title or Interest From or Under David Petri a/k/a David H. Petri, Deceased, Defendant(s)

DESCRIPTION

By virtue of a Writ of Execution filed to No. 12784-16 Wells Fargo Bank, NA vs. David D. Petri, in His Capacity as Administrator and Heir of The Estate of David Petri a/k/a David H. Petri, Dwayne Petri, in His Capacity as Heir of The Estate of David Petri a/k/a David H. Petri, Unknown Heirs, Successors, Assigns, and All Person, Firms, or Associations Claiming Right, Title or Interest From or Under David Petri a/k/a David H. Petri, Deceased Amount Due: \$160,613.09
 David D. Petri, in His Capacity as Administrator and Heir of The Estate of David Petri a/k/a David H. Petri, Dwayne Petri, in His Capacity as Heir of The Estate of David Petri a/k/a David H. Petri, Unknown Heirs, Successors, Assigns, and All

Persons, Firms, or Associations Claiming Right, Title or Interest From or Under David Petri a/k/a David H. Petri, Deceased, owner(s) of property situated in GIRARD TOWNSHIP, Erie County, Pennsylvania being 9270 Middle Road, Lake City, PA 16423-2120
 Dimensions: 5.63 Acres
 Assessment Map number: 24004015001803
 Assessed Value: \$160,200.00
 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
 Dec. 29, 2017 and Jan. 5, 12, 2018

SALE NO. 48

Ex. #14219 of 2011
The Bank of New York Mellon Trust Company, N.A. f/k/a The Bank of New York Trust Company N.A., as Successor-in-Interest to JPMorgan Chase Bank, NA f/k/a JPMorgan Chase Bank as Trustee for Mastr Alternative Loan Trust 2003-5 Mortgage Pass-Through Certificates, Series 2004-5, Plaintiff
v.

Faye C. Roberts a/k/a Faye Roberts, Defendant(s)

DESCRIPTION

By virtue of a Writ of Execution filed to No. 14219-11 The Bank of New York Mellon Trust Company, N.A. f/k/a The Bank of New York Trust Company N.A., as Successor-in-Interest to JPMorgan Chase Bank, NA f/k/a JPMorgan Chase Bank as Trustee for Mastr Alternative Loan Trust 2003-5 Mortgage Pass-Through Certificates, Series 2003-5 vs. Faye C. Roberts a/k/a Faye Roberts Amount Due: \$47,112.13
 Faye C. Roberts a/k/a Faye Roberts, owner(s) of property situated in ERIE CITY, Erie County, Pennsylvania being 2688 Chestnut Street, Erie, PA 16508-1713
 Dimensions: 42 X 75
 Acreage: 0.0723
 Assessment Map number:

19060048010000
 Assessed Value: \$59,500.00
 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
 Dec. 29, 2017 and Jan. 5, 12, 2018

SALE NO. 49

Ex. #11611 of 2012
U.S. Bank National Association, as Trustee, for The Holders of The First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2005-Ff7, Plaintiff
v.

Steven L. Spencer, Jeanne M. Spencer, Defendant(s)

DESCRIPTION

By virtue of a Writ of Execution filed to No. 11611-12 U.S. Bank National Association, as Trustee, for The Holders of The First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2005-Ff7 vs. Steven L. Spencer, Jeanne M. Spencer Amount Due: \$91,907.98
 Steven L. Spencer, Jeanne M. Spencer, owner(s) of property situated in TOWNSHIP OF ERIE CITY, Erie County, Pennsylvania being 1029 West 10th Street, Erie, PA 16502-1138
 Dimensions: 41.25 X 165
 Assessment Map number: 16030051021500
 Assessed Value: \$64,660.00
 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
 Dec. 29, 2017 and Jan. 5, 12, 2018

SALE NO. 50

Ex. #13334 of 2016
JPMorgan Chase Bank, National Association, Plaintiff
v.
Jasmine S. Szyplik a/k/a Jasmine D. Szyplik a/k/a Jasmin D. Szyplik, Defendant(s)

DESCRIPTION

By virtue of a Writ of Execution filed to No. 13334-2016 JPMorgan Chase Bank, National Association vs. Jasmine S. Szyplik a/k/a Jasmine D. Szyplik a/k/a Jasmin D. Szyplik Amount Due: \$121,642.82
Jasmine S. Szyplik a/k/a Jasmine D. Szyplik a/k/a Jasmin D. Szyplik, owner(s) of property situated in NORTH EAST BOROUGH, 2ND, Erie County, Pennsylvania being 57 Liberty Street, North East, PA 16428-1616
Dimensions: 40.66 X 140.25
26 X 140.25
Acreage: 0.2146
Assessment Map number: 36010060000800, 36010060000700
Assessed Value: \$88,440.00
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
Dec. 29, 2017 and Jan. 5, 12, 2018

SALE NO. 51

Ex. #10830 of 2017
Wells Fargo Bank, N.A., Plaintiff
v.

Peter Tran, Quyen Le,
Defendant(s)

DESCRIPTION

By virtue of a Writ of Execution filed to No. 10830-17 Wells Fargo Bank, N.A. vs. Peter Tran, Quyen Le
Amount Due: \$249,072.80
Peter Tran, Quyen Le, owner(s) of property situated in MILLCREEK TOWNSHIP, Erie County, Pennsylvania being 6048 Deerfield Drive, Fairview, PA 16415-3222
Dimensions: 90 X 119.31
Assessment Map number: 33133572011100
Assessed Value: \$322,180.00
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
Dec. 29, 2017 and Jan. 5, 12, 2018

SALE NO. 52

Ex. #13006 of 2016
SPECIALIZED LOAN
SERVICING, LLC, Plaintiff
v.

WILLIAM H. HUGHES,
MARGARET M. HUGHES,
MICHAEL L. HUGHES,
BROOKE L. HUGHES,
Defendants

DESCRIPTION

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE BOROUGH OF GIRARD, COUNTY OF ERIE AND COMMONWEALTH OF PENNSYLVANIA.
BEING KNOWN AS: 313 BOOTHBY DRIVE, GIRARD, PA 16417
PARCEL # 23-004-038.5-002.00
Improvements: Residential Dwelling.
POWERS KIRN & ASSOCIATES, LLC
Matthew J. McDonnell, Esquire
Id. No. 313549
Eight Neshaminy Interplex
Suite 215
Trevose, PA 19053
(215) 942-2090
Dec. 29, 2017 and Jan. 5, 12, 2018

SALE NO. 53

Ex. #13264 of 2016
PROVIDENT FUNDING
ASSOCIATES, LP, Plaintiff
v.

DAVID A. PHILLIPS, KELLY
PHILLIPS, Defendants

DESCRIPTION

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF HARBORCREEK, COUNTY OF ERIE AND COMMONWEALTH OF PENNSYLVANIA
BEING KNOWN AS: 3926 MARKWOOD DRIVE, ERIE, PA 16510
PARCEL # 27-041-140.0-004.00
Improvements: Residential Dwelling.
POWERS KIRN & ASSOCIATES, LLC
Jill Manuel-Coughlin, Esquire
Id. No. 63252
Eight Neshaminy Interplex
Suite 215
Trevose, PA 19053
(215) 942-2090
Dec. 29, 2017 and Jan. 5, 12, 2018

SALE NO. 54

Ex. #10780 of 2017
JAMES B. NUTTER &
COMPANY, Plaintiff
v.

UNKNOWN HEIRS,
SUCCESSOR, ASSOCIATIONS
CLAIMING RIGHT, TITLE
OR INTEREST FROM OR
UNDER JANICE A. SHAMPOE,
DECEASED, Defendants

DESCRIPTION

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN NORTH EAST BOROUGH, ERIE COUNTY, PENNSYLVANIA
BEING KNOWN AS: 74 WELLINGTON STREET, NORTH EAST, PA 16428
PARCEL # 36-009-059.0-036.06
Improvements: Residential Dwelling.
POWERS KIRN & ASSOCIATES, LLC
Eight Neshaminy Interplex
Suite 215
Trevose, PA 19053
(215) 942-2090
Dec. 29, 2017 and Jan. 5, 12, 2018

SALE NO. 55

Ex. #10165 of 2016
NRZ REO VIII LLC, Plaintiff
v.

Paul A. Bizzarro and Kathleen S.
Bizzarro and Angelo R. Bizzarro
and United States of America,
Defendant

DESCRIPTION

By virtue of a Writ of Execution filed to No. 2016-10165 NRZ REO VIII LLC vs. Paul A. Bizzarro and Kathleen. S. Bizzarro and Angelo R. Bizzarro and United States of America, owner(s) of property situated in Township of Millcreek, Erie County, Pennsylvania being 1450 Nicholson Street, Erie, PA 16509
0.2663
Assessment Map number: (33) 100-431-18
Assessed Value figure: \$102,400.00
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

Dec. 29, 2017 and Jan. 5, 12, 2018

SALE NO. 56

Ex. #12099 of 2017

**Nationstar Mortgage LLC,
Plaintiff**

v.

**Brenda J. Burger, Defendant
DESCRIPTION**

By virtue of a Writ of Execution filed to No. 2017-12099 Nationstar Mortgage LLC vs. Brenda J. Burger, owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 2327 Prospect Avenue, Erie, PA 16510

0.1722

Assessment Map number:
18051036011100

Assessed Value figure: \$63,190.00
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

Dec. 29, 2017 and Jan. 5, 12, 2018

SALE NO. 57

Ex. #11849 of 2017

**Nationstar Mortgage LLC,
Plaintiff**

v.

**Ruth Ann Reynolds, Defendant
DESCRIPTION**

By virtue of a Writ of Execution filed to No. 2017-11849 Nationstar Mortgage LLC vs. Ruth Ann Reynolds, owner(s) of property situated in Township of Girard, Erie County, Pennsylvania being 10763 Cross Station Road, Girard, PA 16417

4.1200

Assessment Map number: 24-020-067.0-004.02

Assessed Value figure: \$ 147,500.00
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

Dec. 29, 2017 and Jan. 5, 12, 2018

SALE NO. 58

Ex. #11593 of 2017

**Ocwen Loan Servicing, LLC.,
Plaintiff**

v.

**Terry L. English and Theresa S.
Koech f/k/a Theresa S. English,
Defendants**

DESCRIPTION

ALL that certain piece of parcel of land situate in the Borough of Lake City (formerly Borough of North Girard), County of Erie and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the North line of Smith Street, at the Southwest Corner of Lot known as the Parsonage Lot of the Presbyterian Church, thence Westwardly along the North line of Smith Street, 60.8 feet, thence Northwardly 150.7 feet, thence Eastwardly 60.8 feet; thence southwardly 150.7 feet to the North Line of Smith Street, the place of beginning

PROPERTY ADDRESS: 10072 Smith Street, Lake City, PA 16423
PARCEL 28-010-004.0-030.00

BEING the same premises which Theresa S. Koech formerly Theresa S. English by Deed dated June 21, 2016, and recorded July 8, 2016, in the Office of the Recorder of Deeds in and for Erie County in Deed Book 2016, Page 014334, granted and conveyed unto Terry L. English. Jessica N. Manis, ESQUIRE STERN & EISENBERG, PC 1581 Main Street, Suite 200 The Shops at Valley Square Warrington, PA 18976

Dec. 29, 2017 and Jan. 5, 12, 2018

SALE NO. 59

Ex. #11745 of 2017

**Deutsche Bank National Trust
Company, as Trustee for Morgan
Stanley ABS Capital I Inc. Trust
2006-NC4, Mortgage Pass-
Through Certificates, Series
2006-NC4, Plaintiff**

v.

**John Randolph, Defendant
DESCRIPTION**

ALL that certain piece or parcel of land situate in the City of Erie, County of Erie and Commonwealth of Pennsylvania, and known as

Lot No. Five Hundred Seventy-Seven (577), of the Conrad Heights Subdivision of plan of the same being recorded in Map Book 3, page 222 and 223, in the Office of Recorder of Deeds in and for said County of Erie, to which plans reference is made for a further description of said lot, and having erected thereon a frame dwelling.

Being known and designated as Parcel Number 18-5226-403.

Fee Simple Title Vested in John Randolph, by deed from Charles K. Miller, dated 06/26/2002, recorded 06/27/2002, in the Erie County Recorder of Deeds Office in Deed Book 894, Page 1882, as Instrument No. 2002-031349.

PROPERTY ADDRESS: 4318 Marion Street, Erie, PA 16510

PARCEL NUMBER:
18052026040300

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

Dec. 29, 2017 and Jan. 5, 12, 2018

SALE NO. 60

Ex. #11848 of 2017

**Deutsche Bank National Trust
Company, as Trustee for Morgan
Stanley ABS Capital I Inc. Trust
2006-HE4, Mortgage Pass-
Through Certificates, Series
2006-HE4, Plaintiff**

v.

**Michelle J. Stratton and Daniel
S. Stratton, Sr., Defendants
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 following:

BEGINNING at a point in the south line of Buffalo Road at the intersection of said line with the east line of land devised to Mary Kennedy by Will of C.K. Riblet, duly registered in the Office of the Register of Wills of Erie County, Pennsylvania, in Will Book N, Page 14, said point being one hundred twenty-eight (128) feet eight (8) inches east of the east line of the land formerly of John Brindle;

thence eastwardly along the south line of the Buffalo Road, eighty-four (84) feet more or less to a point, being the northwest corner of the land now or formerly of Earl M. Deighton; thence southerly along the line of land of Deighton and parallel with Downing Avenue, one hundred fifty (150) feet; thence westwardly and parallel with the south line of Buffalo Road, eighty-four (84) feet more or less to the east line of land now or formerly of Abble Riblet, and thence northwardly along the line of said Riblet and parallel with Downing Avenue, one hundred fifty (150) feet to the place of beginning. Fee Simple Title Vested in Michelle J. Stratton and Daniel S. Stratton, Sr., husband and wife, deed from Edward J. Spencer, single, dated February 8, 2006, recorded April 03, 2006, in the Erie County Recorder of Deeds Office in Deed Book 1316, Page 1827.
PROPERTY ADDRESS: 1611 Buffalo Road, Erie, PA 16510
PARCEL NUMBER: 18051013020300
M. TROY FREEDMAN, ESQUIRE STERN & EISENBERG, PC
 1581 Main Street, Suite 200
 The Shops at Valley Square
 Warrington, PA 18976
 (215) 572-8111
 Dec. 29, 2017 and Jan. 5, 12, 2018

SALE NO. 61

Ex. #12238 of 2016
Ditech Financial LLC, Plaintiff
 v.
Michael P. Goss, Defendant
DESCRIPTION

By virtue of a Writ of Execution filed to No. 12238-2016 Ditech Financial LLC v. Michael P. Goss, owners of property situated in the Township of City of Erie, Erie County, Pennsylvania being 236 East 27th Street, Erie, Pennsylvania 16504.
Tax I.D. No. 18050081021500
Assessment: \$64,140.20
Improvements: Residential Dwelling
 McCabe, Weisberg & Conway, LLC
 123 South Broad Street, Suite 1400
 Philadelphia, PA 19109
 215-790-1010
 Dec. 29, 2017 and Jan. 5, 12, 2018

SALE NO. 62

Ex. #11352 of 2011
MTGLQ Investors, L.P., Plaintiff
 v.
Barbara J. Nye, Defendant
DESCRIPTION

By virtue of a Writ of Execution filed to No. 11352-11 MTGLQ Investors, L.P. v. Barbara J. Nye, owners of property situated in the Township of Township of Harborcreek, Erie County, Pennsylvania being 3638 Ridge Parkway, Erie, Pennsylvania 16510.
Tax I.D. No. 27049147003700
Assessment: \$163,968.35
Improvements: Residential Dwelling
 McCabe, Weisberg and Conway, P.C.
 123 South Broad Street, Suite 1400
 Philadelphia, PA 19109
 215-790-1010
 Dec. 29, 2017 and Jan. 5, 12, 2018

SALE NO. 63

Ex. #11221 of 2017
PNC BANK, NATIONAL ASSOCIATION, Plaintiff
 v.
DIANE M. BLAND, Defendant
DESCRIPTION

By virtue of a Writ of Execution filed to No. 11221-2017 PNC BANK, NATIONAL ASSOCIATION vs. DIANE M. BLAND, owner(s) of property situated in TOWNSHIP OF MILLCREEK, Erie County, Pennsylvania being 2617 WEST 24TH STREET, ERIE, PA 16506
 0.2386 acre
Assessment Map number: (33) 051-197.0-006.00
Assessed Value figure: \$115,160.00
Improvement thereon: single family dwelling
 Brett A. Solomon, Esquire
 Michael C. Mazack, Esquire
 Tucker Arensberg, P.C.
 1500 One PPG Place
 Pittsburgh, PA 15222
 (412) 566-1212
 Dec. 29, 2017 and Jan. 5, 12, 2018

SALE NO. 64

Ex. #11708 of 2017
PNC BANK, NATIONAL ASSOCIATION, Plaintiff
 v.
ROBERT M. BRIGHAM, EXECUTOR OF THE ESTATE

OF DONNA J. BRIGHAM, Defendants
DESCRIPTION

By virtue of a Writ of Execution filed to No. 11708-17 PNC BANK, NATIONAL ASSOCIATION vs. ROBERT M. BRIGHAM, EXECUTOR OF THE ESTATE OF DONNA J. BRIGHAM, owner(s) of property situated in BOROUGH OF WESLEYVILLE, Erie County, Pennsylvania being 35270 Idlewood Drive, Erie, PA 16510
 70 x 120 IRR
Assessment Map number: 50002041002200
Assessed Value figure: \$82,900.00
Improvement thereon: single family dwelling
 Brett A. Solomon, Esquire
 Michael C. Mazack, Esquire
 Tucker Arensberg, P.C.
 1500 One PPG Place
 Pittsburgh, PA 15222
 (412) 566-1212
 Dec. 29, 2017 and Jan. 5, 12, 2018

SALE NO. 66

Ex. #10644 of 2017
Pennsylvania Housing Finance Agency, Plaintiff
 v.
Allene A. Triplett, Defendant
DESCRIPTION

By virtue of a Writ of Execution filed to No. 10644-17, Pennsylvania Housing Finance Agency vs. Allene A. Triplett, owner of the property situated in the City of Erie, Erie County, Pennsylvania being 711 E. 22nd Street, Erie, Pennsylvania 16503.
Dimensions: Acreage: 0.0882.
Square Feet: 1315
Assessment Map Number: 18050030021600
Assess Value figure: 30,400.00
Improvement thereon: Single Family Dwelling
 Lois M. Vitti, Esquire
 Attorney for Plaintiff
 215 Fourth Avenue
 Pittsburgh, PA 15222
 (412) 281-1725
 Dec. 29, 2017 and Jan. 5, 12, 2018

SALE NO. 67

Ex. #12005 of 2017
LSF9 MASTER PARTICIPATION TRUST,

Plaintiff,

v.

DONNA CROSBY, Defendant

DESCRIPTION

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

BEING Parcel No. 1 of Crowell Subdivision No. 4, as surveyed by Terry A. Darnofall, R.L.S., 19748-E on April 2, 1987 and recorded in Erie County Map Book 32, at Page 23, on July 10, 1987. Containing three (3) acres of land.

EXCEPTING AND RESERVING unto Carroll D. Crowell and Sondra G. Crowell, their heirs, for themselves and for their guests only, for purpose of obtaining firewood and for occasional recreational uses, a right-of-way thirty feet in width clops the easterly line of the above described premises. This right-of-way shall terminate when the property lying South of property described below is no longer owned by the said Crowells or their heirs.

The rights and obligations under any and all currently existing oil and gas leases, if any, are specifically transferred to Grantees herein, their heirs and assigns, as such leases affect the above property.

BEING the same premises as conveyed in Erie County Record Book 195 at Page 483, and presently bearing Erie County Assessment Index No. (49) 17-42-1.02.

SUBJECT TO all restrictions, easements, rights-of-way, building lines, leases and oil and gas leases of record, and to all easements and rights-of-way visible and discoverable upon an inspection of the premises.

No hazardous waste, as described in the Solid Waste Management Act, No. 97 of 1980, is presently being disposed or has ever been disposed on the herein described property by the grantor or to the grantor's actual knowledge.

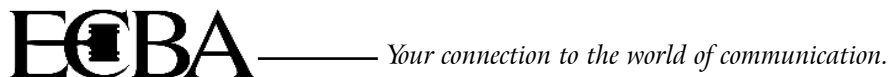
Being Parcel No. 49017042000102 BEING the same premises which Richard A. Stetson and Linda M. Stetson, his wife, by Deed dated

February 27, 1998, and recorded March 3, 1998, in the Office of the Recorder of Deeds in and for the County of Erie, Deed Book 545, Page 1555, granted and conveyed unto Dennis R. Crosby and Donna Crosby, his wife, as Tenants by the Entirety with the Right of Survivorship, in fee. Dennis R. Crosby passed away March 29, 2004 and interest in the property passed to Donna Crosby, his wife, by operation of law
Kevin J. Cummings, Esquire
PA ID# 209660

Dec. 29, 2017 and Jan. 5, 12, 2018

Erie County Bar Association

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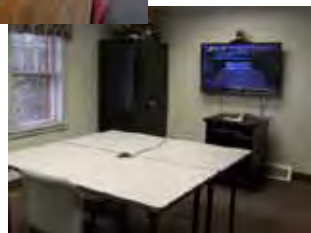
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ESTATE NOTICES

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

**ADAMS, DONALD J.,
deceased**

Late of City of Erie
Executor: John M. Adams, 2925 West 31st Street, Erie, PA 16506
Attorney: Michael A. Fetzner, Esquire, Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**BRONAKOWSKI, MARIAN G.,
a/k/a MARIAN BRONAKOWSKI,
a/k/a MARION BRONAKOWSKI,
deceased**

Late of the Township of Summit, County of Erie, State of Pennsylvania
Executrix: Carolyn M. Dudas, 4871 North Creek Road, Girard, PA 16417
Attorney: Grant M. Yochim, Esq., 24 Main St. E., P.O. Box 87, Girard, PA 16417

**CHILELLI, JOHN, a/k/a JOHN A. CHILELLI,
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Administratrix: Rebecca L. Henry
Attorney: David J. Rhodes, Esquire, ELDERKIN LAW FIRM, 150 East 8th Street, Erie, PA 16501

**HENDRICKS, MARY A.,
deceased**

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

**KUNZ, MARY ANN, a/k/a
MARION KUNZ, a/k/a MARION
KATHLEEN KUNZ,
deceased**

Late of the Township of Fairview, County of Erie, Commonwealth of Pennsylvania
Executrix: Georgiana Kunz, c/o Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506
Attorney: Colleen R. Stumpf, Esq., Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506

**PETERS, CLYDE H.,
deceased**

Late of the Township of LeBoeuf, County of Erie, Commonwealth of Pennsylvania
Co-Executors: Ronald B. Peters, 15285 Whitely Road, Waterford, PA 16441 and Kevin M. Peters, 14271 Flatts Road, Waterford, PA 16441
Attorneys: MacDonald, Illig, Jones & Britton LLP, 100 State Street, Suite 700, Erie, Pennsylvania 16507-1459

**STEFANELLI, PAULINE E.,
deceased**

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

SECOND PUBLICATION

**BRUNO, AUGUST F.,
deceased**

Late of City of Erie, Erie County
Executor: Mark A. Bruno
Attorney: Barbara J. Welton, Esquire, 2530 Village Common Dr., Suite B, Erie, PA 16505

**BURGOYNE-BURT, FRANCES,
a/k/a FRANCES B. BURT,
a/k/a FRANCES P. BURT, a/k/a
FRANCES PATRICIA BURT,
a/k/a FRANCES P. BURGOYNE-
BURT,
deceased**

Late of the Township of Millcreek, County of Erie, and Commonwealth of Pennsylvania
Executor: Thomas J. Buseck
Attorney: The McDonald Group, L.L.P., Thomas J. Buseck, Esquire, 456 West Sixth Street, Erie, PA 16507-1216

**COOPER, DOROTHY MAE,
a/k/a DOROTHY M. COOPER,
deceased**

Late of the City of Erie, Commonwealth of Pennsylvania
Executor: Dorothy V. Strange, 20773 Meadow Street, Cambridge Springs, Pennsylvania 16403
Attorney: Richard A. Vendetti, Esquire, Vendetti & Vendetti, 3820 Liberty Street, Erie, PA 16509

**FRITTS, THOMAS I., a/k/a
THOMAS FRITTS, a/k/a
THOMAS IVAN FRITTS,
deceased**

Late of Erie County, Pennsylvania
Executor: Sandra J. Hogan, 940 Highmeyer Rd., Harborcreek, PA 16421
Attorney: William T. Morton, Esquire, 2225 Colonial Ave., Ste. 206, Erie, Pennsylvania 16506

**KNOX, ROBERT E.,
deceased**

Late of Township of Fairview, County of Erie, and Commonwealth of Pennsylvania
Co-Executrices: Carrie Knox, 118 Columbia Circle, Erie, PA 16505 and Julie McCain, 217 Seminole Drive, Erie, PA 16505

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

**KONNERTH, DANIEL F.,
deceased**

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

Co-Executors: Valerie A. Konnerth and Michael A. Konnerth, 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

**MATT, NICOLAS ERIC,
deceased**

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

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

**OBLYWANIK, GARY,
deceased**

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

Administrator: Jonathan C. Ward, 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

**TERELLA, EMMA ANN,
deceased**

Late of City of Erie, County of Erie
Executor: Michael Terry Terella
Attorney: Barbara J. Welton, Esquire, 2530 Village Common Dr., Suite B, Erie, PA 16505

**VANCO, MARIAN MARGARET,
a/k/a MARIAN M. VANCO,
a/k/a MARIAN VANCO, a/k/a
MARION VANCO,
deceased**

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

Executor: Anna M. Gillespie, c/o 504 State Street, 3rd Floor, Erie, PA 16501

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

THIRD PUBLICATION**BUECKEN, HANS,
deceased**

Late of the Township of Millcreek, County of Erie, and Commonwealth of Pennsylvania
Administratrix C.T.A.: Andrea Hill, c/o Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506
Attorney: Melissa L. Larese, Esq., Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506

**COE, VERNETTA MARIE,
deceased**

Late of City of Erie
Administrator: Robert Coe, 920 E. 35th Street, Erie, PA 16504

Attorney: Holly L. Deihl, Esquire, Goldberg, Persky & White, 11 Stanwix St., Ste. 1800, Pittsburgh, PA 15222

**CROSBY, MAUREEN JOAN,
a/k/a MAUREEN CROSBY, a/k/a
MAUREEN J. CROSBY,
deceased**

Late of Borough of Elk Creek Township
Executrix: Julie Ann Papson, 8161 Keefer Rd., Girard, PA 16417
Attorney: None

**FARABAUGH, MAXINE D., a/k/a
MAXINE FARABAUGH,
deceased**

Late of Lawrence Park Township, County of Erie and Commonwealth of Pennsylvania

Executor: David J. Rhodes
Attorney: Thomas J. Minarcik, Esquire, ELDERKIN LAW FIRM, 150 East 8th Street, Erie, PA 16501

**FUHRMAN, JAMES D.,
deceased**

Late of City of Erie, Erie County
Executor: Nancy Kowalski, 10368 Windy Hill Road, McKean, Pennsylvania 16426

Attorney: Kari A. Froess, Esquire, CARNEY & GOOD, 254 West Sixth Street, Erie, Pennsylvania 16507

**GUZMAN, DAVID J., SR., a/k/a
DAVID GUZMAN,
deceased**

Late of North East Borough, County of Erie, Commonwealth of Pennsylvania

Administrator: Frankie Guzman, c/o Leigh Ann Orton, Esq., Sebald Hackwelder Orton, 68 E. Main Street, North East, PA 16428

Attorney: Leigh Ann Orton, Esq., Sebald Hackwelder Orton, 68 E. Main Street, North East, PA 16428

**HALM, LILLIAN G., a/k/a
LILLIAN GRACE HALM,
deceased**

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

Executor: Roben Muller, 5218 County Road 105, Carthage, MO 64836

Attorney: Thomas S. Kubiak, Esquire, The Conrad - F.A. Brevillier House, 502 Parade Street, Erie, PA 16507

**HEETER, JAMES L.,
deceased**

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

Executor: Robert F. Heeter
Attorney: Thomas J. Minarcik, Esquire, ELDERKIN LAW FIRM, 150 East 8th Street, Erie, PA 16501

LOOP, ZELMA A., a/k/a ZELMA ANN LOOP, deceased

Late of the Borough of Edinboro, County of Erie and Commonwealth of Pennsylvania
Executor: WM Scott Loop
Attorney: David J. Rhodes, Esquire, ELDERKIN LAW FIRM, 150 East 8th Street, Erie, PA 16501

MOORES, CYNTHIA L., a/k/a CINDY MOORES, deceased

Late of Girard Boro, Erie County, Commonwealth of Pennsylvania
Administratrix: Susan L. Steadman, c/o Jeffrey D. Scibetta, Esquire, 120 West Tenth Street, Erie, PA 16501
Attorney: Jeffrey D. Scibetta, Esquire, Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

PRING, TERESA MARIE, a/k/a TERESA M. PRING, deceased

Late of the Township of Harborcreek, County of Erie, and Commonwealth of Pennsylvania
Executrix: Karen M. Frantz, c/o Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506
Attorney: Melissa L. Larese, Esq., Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie PA 16506

REICHEL, CAROLINE L., deceased

Late of the Township of Millcreek, County of Erie, and Commonwealth of Pennsylvania
Executor: Nicholas Reichel, c/o Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506
Attorney: Melissa L. Larese, Esq., Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506

ROBINSON, JENIFER M., a/k/a JENIFER ROBINSON, deceased

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

SHESTERENKO, ROBERT, deceased

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

SISSON, CHARLENE M., deceased

Late of Erie, Erie County, Pennsylvania
Executrix: Jessica Jiuliente, c/o Peter J. Sala, Esquire, 731 French Street, Erie, PA 16501
Attorney: Peter J. Sala, Esquire, 731 French Street, Erie, PA 16501

STEFURAK, FRANCES E., deceased

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

STOVALL, CLAUDETTE, deceased

Late of City of Erie
Administrator: Donald A. McQueen, 3850 Bird Dr., Erie, PA 16510
Attorney: Larry D. Meredith, Esq., 2021 E. 20th St., Erie, PA 16510

VOLLMER, GILBERT L., JR., a/k/a GILBERT LOUIS VOLLMER, JR., deceased

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

CHANGES IN CONTACT INFORMATION OF ECBA MEMBERS

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EFFECTIVE JANUARY 1, 2018

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 Damon Hopkins Law(f) 814-459-8996
 333 State Street, Ste 203
 Erie, PA 16507*DamonHopkinsLaw@gmail.com*

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