

*Erie
County
Legal
Journal*

January 12, 2018

Vol. 101 No. 2



101 ERIE

Erie County Legal Journal

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

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

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INDEX

NOTICE TO THE PROFESSION	4
COURT OF COMMON PLEAS	
Incorporation Notices	6
Legal Notice	6
Sheriff Sales.....	7
ORPHANS' COURT	
Estate Notices	20
CHANGES IN CONTACT INFORMATION OF ECBA MEMBERS	23

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Erie County Bar Association Calendar of Events and Seminars

MONDAY, JANUARY 15, 2018

Martin Luther King Day
ECBA Office Closed
Erie County and Federal Courthouses Closed

THURSDAY, JANUARY 18, 2018

Law Day Run Committee Meeting
8:30 a.m.
ECBA Headquarters

MONDAY, JANUARY 29, 2018

ECBA Board of Directors Meeting
Noon
ECBA Headquarters

TUESDAY, JANUARY 30, 2018

WEDNESDAY, JANUARY 31, 2018

PBA/ECBA Mock Trial Competition
1:00, 3:00 and 5:00 p.m.
Erie County Courthouse

MONDAY, FEBRUARY 19, 2018

Presidents' Day
Erie County and Federal Courthouses Closed



Erie County Bar
Association



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

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Jan. 12

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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

Jan. 12

INCORPORATION NOTICE

NOTICE is hereby given that Presque Isle Powerclean, Inc. has been incorporated under the provisions of the Business Corporation Law of 1988, as amended.

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

Jan. 12

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. 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. 10

Ex. #12550 of 2013
MERCER COUNTY STATE
BANK, Plaintiff
 v.
ROBERT M. PAROBEK AND
CYNTHIA L. PAROBEK, 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. PAROBEK AND CYNTHIA L. PAROBEK, 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. PAROBEK AND
CYNTHIA L. PAROBEK, 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. PAROBEK AND CYNTHIA L. PAROBEK, 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 Lunger 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 Lunger 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 Claranel Eddy; thence S along said last mentioned land 00 degrees 30 minutes E parallel with the center of the Lunger 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 Lunger Road, which-beginning point is 245 ft. westwardly from the intersection of the N line of said proposed road with the centerline of the Lunger 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 Lunger 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 Lunger 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 Lunger 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 Lunger Road and the centerline of Harbrogreen 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 Lunger 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 Lunger Road; thence N 00 degrees 30 minutes Wand [sic] along the centerline of the Lunger 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 Lunger 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 Lunger 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 Lunger 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 Lunger 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 Lunger 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 Kakhwa 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 TRISCUTT, 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 Harborcreek, County of Erie, Commonwealth of Pennsylvania being 6742 Garfield Avenue, Harborcreek, 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 GMAC 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-fourth Street, seventy (70) feet to a point; thence northwardly, parallel with Plum Street, Thirty-five (35) feet to the south line of Twenty-fourth Street; and thence eastwardly, along the south line of Twenty-fourth 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
MARTHAE. VON ROSENSTIEL, P.C.

Martha E. Von Rosenstiel, Esq / No 52634
 Heather Riloff, Esq / No 309906
 Tyler J. Wilk, Esq / No 322247
 649 South Ave, Ste 7
 Secane, PA 19018
 (610) 328-2887
 Attorneys for Plaintiff
 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, 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. 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-F17, 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-F17 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,
Peterson, 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 Trevoise, 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 Trevoise, 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. Koehc 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 1 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. 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

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

**BOYLAN, LLOYD W.,
deceased**

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

**BROWN, GLADYS R.,
deceased**

Late of City of Erie, County of Erie
Executor: Claudia L. Brown, 9815 Jones Road, Erie, Pennsylvania 16510
Attorney: Kari A. Froess, Esquire, CARNEY & GOOD, 254 West Sixth Street, Erie, Pennsylvania 16507

**DUFALA, JOSEPH, JR.,
deceased**

Late of Millcreek Township, County of Erie and State of Pennsylvania
Executor: Robert Mundaniohl, c/o 17 West 10th Street, Erie, Pennsylvania 16501
Attorneys: CONNER RILEY FRIEDMAN & WEICHLER, 17 West 10th Street, Erie, Pennsylvania 16501

**GEORGE, DOROTHY C.,
deceased**

Late of the Township of Summit, County of Erie, and Commonwealth of Pennsylvania
Executor: Timothy M. Toflinski, c/o Quinn, Buseck, Leemhuis, Toohy & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506
Attorney: Melissa L. Larese, Esq., Quinn, Buseck, Leemhuis, Toohy & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506

**KONKOL, FLORENCE,
deceased**

Late of City of Erie, County of Erie, and Commonwealth of Pennsylvania
Administratrix: Rosemarie Foessett, 1308 Pasadena Drive, Erie, PA 16505
Attorney: Gary K. Schonhaler, Esquire, The Conrad - F.A. Brevillier House, 502 Parade Street, Erie, PA 16507

**LASCEK, GEORGE P., a/k/a
GEORGE LASCEK,
deceased**

Late of the Borough of Albion, County of Erie, State of Pennsylvania
Administrator C.T.A.: Daniel G. Tercho, 9970 Barney Road, Albion, PA 16401
Attorney: James R. Steadman, Esq., 24 Main St. E., P.O. Box 87, Girard, PA 16417

**MacGURN, ROBERT BROOKS,
SR., a/k/a ROBERT B. MacGURN,
SR., a/k/a ROBERT B. MacGURN,
deceased**

Late of the Greenfield Township, County of Erie and Commonwealth of Pennsylvania
Executor: Robert MacGurn, Jr.
Attorney: David J. Rhodes, Esquire, ELDERKIN LAW FIRM, 150 East 8th Street, Erie, PA 16501

**WOLFE, GEORGE C.,
deceased**

Late of the City of Erie, Erie County, Pennsylvania
Administrator: Rodney L. Wolfe, 10750 Whittaker Rd., Albion, PA 16401
Attorney: Keith A. Button, Esq., Shafer Law Firm, 890 Market St., Meadville, PA 16335

**ZAKSHESKE, RUTH M.,
deceased**

Late of the Township of Harborcreek, County of Erie, Commonwealth of Pennsylvania
Co-Executors: Sandra E. Sweet and Mark R. Zaksheske, c/o John J. Shimek, III, Esquire, 345 West 6th Street, Erie, PA 16507
Attorney: John J. Shimek, III, Esquire, Sterrett Mott Breski & Shimek, 345 West 6th Street, Erie, PA 16507

SECOND PUBLICATION

**ALO, RUDOLPH E., a/k/a
RUDOLPH ALO, a/k/a RUDY
ALO,
deceased**

Late of the Township of Millcreek
Executrix: Deidre Alo Bender
Attorney: Michael G. Nelson, Esquire, Marsh, Spaeder, Baur, Spaeder & Schaaf, LLP, 300 State Street, Suite 300, Erie, Pennsylvania 16507

**AMOROSO, JOSEPH A.,
deceased**

Late of City of Corry, County of Erie, Commonwealth of Pennsylvania
Executor: Gregory Amoroso, c/o Paul J. Carney, Jr., Esq., 224 Maple Avenue, Corry, PA 16407
Attorney: Paul J. Carney, Jr., Esq., 224 Maple Avenue, Corry, PA 16407

**BEDOW, RUTH E.,
deceased**

Late of the Township of Waterford, County of Erie, Commonwealth of Pennsylvania
Executor: Clive R. Bedow, 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

**BERGAN, RICHARD E.,
deceased**

Late of the Township of Lawrence Park, County of Erie and Commonwealth of Pennsylvania
Executor: Daniel Teed, 1010 Wilkins Road, Erie, PA 16505-1235
Attorneys: MacDonald, Illig, Jones & Britton, LLP, 100 State Street, Suite 700, Erie, Pennsylvania 16507-1459

**GENUNG, WALTER H., a/k/a
WALTER GENUNG,
deceased**

Late of Township of Union, County of Erie, Commonwealth of Pennsylvania
Executrix: Linda Anthony, c/o Paul J. Carney, Jr., Esq., 224 Maple Avenue, Corry, PA 16407
Attorney: Paul J. Carney, Jr., Esq., 224 Maple Avenue, Corry, PA 16407

**ROTHWELL, FLORENCE A.,
a/k/a FLORENCE ROTHWELL,
a/k/a FLORENCE ANNA
ROTHWELL,
deceased**

Late of the Township of Fairview, County of Erie, State of Pennsylvania
Executor: Garrett P. Clark, 3954 Stellar Drive, Erie, PA 16506
Attorney: James R. Steadman, Esq., 24 Main St. E., P.O. Box 87, Girard, PA 16417

**SAVELLI, RICHARD A.,
deceased**

Late of the Township of Washington, County of Erie, State of Pennsylvania
Executrix: Mary L. Lyons, 12770 Wetsell Ridge Road, Edinboro, PA 16412
Attorney: James R. Steadman, Esq., 24 Main St. E., P.O. Box 87, Girard, PA 16417

**SULLIVAN, CHRISTINE M.,
a/k/a CHRISTINE MARY
SULLIVAN, a/k/a CHRISTINE
SULLIVAN,
deceased**

Late of Township of Harborcreek, Erie County, Commonwealth of Pennsylvania
Executor: John Patrick Sullivan, c/o 120 W. 10th Street, Erie, PA 16501
Attorney: Jerome C. Wegley, Esq., Knox McLaughlin, Gornall & Sennett, P.C., 120 West 10th Street, Erie, PA 16501

**WINKLER, JOSEPH ANTHONY,
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Administrator: Mark F. Winkler, 1 Niagara Pier, Erie, PA 16507-2304
Attorneys: MacDonald, Illig, Jones & Britton LLP, 100 State Street, Suite 700, Erie, Pennsylvania 16507-1459

THIRD 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



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CHANGES IN CONTACT INFORMATION OF ECBA MEMBERS

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Marshall Dennehey Warner Coleman & Goggin.....(f) 814-455-3603
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With our vast fiber optic network, we deliver scalable internet, voice services, and HDTV to empower businesses to compete in a global market.

And with our team's broad range of expertise and cutting-edge solutions, we offer IT assurance to business owners across the region allowing them to focus on one thing – running their business.

Contact us at (814) 833-9111 or sales@velocitynetwork.net