

*Erie  
County  
Legal  
Journal*

January 26, 2018

Vol. 101 No. 4



---

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

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

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

The *Erie County Legal Journal* makes no representation as to the quality of services offered by an advertiser in this publication. Advertisements in the *Erie County Legal Journal* do not constitute endorsements by the Erie County Bar Association of the parties placing the advertisements or of any product or service being advertised.

## INDEX

<b>NOTICE TO THE PROFESSION .....</b>	<b>4</b>
<b>COURT OF COMMON PLEAS</b>	
Articles of Amendment Notice .....	6
Certificate of Authority Notice .....	6
Incorporation Notice .....	6
Legal Notices .....	6
Sheriff Sales.....	8
<b>ORPHANS' COURT</b>	
Audit List .....	15
Estate Notices .....	16
<b>CHANGES IN CONTACT INFORMATION OF ECBA MEMBERS .....</b>	<b>19</b>

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 2018©) 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 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

**TUESDAY, FEBRUARY 27, 2018**

Family Law Section Meeting  
Noon  
Judge Walsh's courtroom



Erie County Bar  
Association



@eriepabar

To view PBI seminars visit the events calendar  
on the ECBA website

<http://www.eriebar.com/public-calendar>

## 2018 BOARD OF DIRECTORS

Eric J. Purchase, President

Bradley K. Enterline, First Vice President

George Joseph, Second Vice President

Craig Murphey, Past President

Matthew B. Wachter, Treasurer

Matthew J. Lager, Secretary

Jennifer K. Fisher

J. Timothy George

Khadija W. Horton

Joseph P. Martone

Frances A. McCormick

Laura J. Mott

Nicholas R. Pagliari

Mary Alfieri Richmond

Jo L. Theisen

William C. Wagner

**CHANCELLOR OF THE BAR NOMINATIONS**

The Erie County Bar Association is accepting nominations for Chancellor of the Bar, properly endorsed by at least five members in good standing and confirming that the nominee has practiced at the Erie County Bar for more than 30 years. Chancellor of the Bar is an honorary position; the Chancellor serves on the Association's Nominating Committee.

The ECBA's Law Day Committee and Board of Directors will review the nominations and evaluate each nominee's contributions with respect to ethical practice, attitude toward the Courts and fellow lawyers, participation in civil affairs, community life and activities involving the Erie County Bar Association.

Nominations should be sent to the ECBA office and received/postmarked no later than January 31, 2018.

Jan. 19, 26

---

## The USI Affinity Insurance Program

We go beyond professional liability to offer a complete range of insurance solutions covering all of your needs.

USI Affinity's extensive experience and strong relationships with the country's most respected insurance companies give us the ability to design customized coverage at competitive prices.

- Lawyers Professional Liability
- Business Insurance
- Medical & Dental
- Life Insurance
- Disability Insurance



AFFINITY

[www.usiaffinity.com](http://www.usiaffinity.com)

**Call 1.800.327.1550 for your FREE quote.**

## We provide *Financial Balance.*

### Commercial Banking Division

2035 Edinboro Road • Erie, PA 16509

Phone (814) 868-7523 • Fax (814) 868-7524

[www.ERIEBANK.bank](http://www.ERIEBANK.bank)



Our Commercial Bankers are experienced, dedicated, and committed to providing exceptional service.

Working in partnership with legal professionals, we provide financial insight and flexible solutions to fulfill your needs and the needs of your clients.

Contact us today to learn more.

MEMBER  
FDIC



Attorney time is **VALUABLE**. Your livelihood depends on **BILLABLE HOURS** and **QUALITY** legal work. Stop running in circles and make **EVERY MINUTE** count.

**LET T2 SQUARE UP YOUR BUSINESS.**



**MANAGEMENT  
SOLUTIONS<sup>LLC</sup>**

- CLIENT DEVELOPMENT
- HUMAN RESOURCES
- FINANCIAL MANAGEMENT
- PRODUCTIVE PROCESSES

814.572.2294 • [tsp@t2management.com](mailto:tsp@t2management.com)

**ARTICLES OF AMENDMENT NOTICE**

Notice is hereby given that on Monday, January 22, 2018, Erie Community Credit Union, with its principal place of business located at 1129 State Street, Erie, filed Articles of Amendment with the Pennsylvania Department of Banking and Securities pursuant to the provisions of Chapter 9 of the Credit Union Code.

The purpose of the amendment is to change the name of the credit union from Erie Community Credit Union to Tendto Credit Union.

All interested persons may file comments regarding this amendment, in writing, with the Pennsylvania Department of Banking and Securities, Corporate Applications Division, 17 North Second Street, Suite 1300, Harrisburg, PA 17101-2290.

In order to be considered, comments regarding this amendment must be received by the Department of Banking and Securities no later than thirty (30) days after the date that notice of the filing of this amendment is published in the *Pennsylvania Bulletin*. Publication in the *Pennsylvania Bulletin* may or may not appear contemporaneously with this notice. Please check the *Pennsylvania Bulletin* Web site at [www.pabulletin.com](http://www.pabulletin.com) to determine the due date for filing comments.

The credit union has also filed an application for registration of fictitious name. Erie Community Credit Union will operate under the fictitious name Tendto Credit Union until approval of the Articles of Amendment is granted.

Jan. 26

**CERTIFICATE OF AUTHORITY NOTICE**

NOTICE IS HEREBY GIVEN that a Foreign Registration Statement has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about October 20, 2017, for a foreign corporation with a registered address in the state of Pennsylvania as follows: **FLAGSHIP PROPERTIES MANAGEMENT, INC.**

c/o Corporation Services Company  
2595 Interstate Drive, Suite 103  
Harrisburg, PA 17110

This corporation is incorporated under the laws of Illinois.

The address of its principal office is 3753 N. Troy Street, Chicago, IL 60618.

The corporation has been qualified in Pennsylvania under the provisions of the Business Corporation Law of 1988, as amended.

Jan. 26

**INCORPORATION NOTICE**

Notice is hereby given that L.I.C. Services, 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. 26

**LEGAL NOTICE**

IN THE COURT OF COMMON PLEAS OF ERIE COUNTY, PENNSYLVANIA CIVIL DIVISION

No. 12923-17

SHEILA WOEGER, Plaintiff vs.

FIRST STUDENT, INC., FIRST STUDENT, INC. d/b/a FIRST STUDENT, FIRST STUDENT, LAIDLAW TRANSIT, INC. d/b/a FIRST STUDENT, JOHN COOPER and KATHY KURIGER, Defendants

**LEGAL NOTICE**

TO: KATHY KURIGER

Notice is hereby given that the above-captioned action has been commenced by a Writ of Summons. The Writ has been filed against you in the Court of Common Pleas of Erie County as a result of an incident that occurred on a school bus on October 20, 2015 in the City of Erie, Erie County Pennsylvania.

**NOTICE**

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without

you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE:

Lawyer Referral & Information Service  
P.O. Box 1792

Erie, Pennsylvania 16507  
(814) 459-4411

Mon.-Fri. - 8:30 a.m. - Noon;  
1:15 p.m. - 3:00 p.m.

Jan. 26

**LEGAL NOTICE**

**MARSHAL'S SALE:** By virtue of a Writ of Execution issued out of the United States District Court for the Western District of Pennsylvania and to me directed, I shall expose to public sale the real property located at 8412 Mill Street, Girard, PA 16417 more particularly described in Erie County Deed Book 1609, Page 1485. **SAID SALE** to be held in the Erie County Courthouse, Room 209, 140 West Sixth Street, Erie, PA 16501 at 10:00 a.m. prevailing, standard time, on February 22, 2018. All that certain tract of land, together with the buildings, and improvements erected thereon described as Tax Parcel No. 38009004001100 recorded in Erie County, Pennsylvania. Seized and taken in execution as the property of Nicole A. Kruszewski, at the suit of the United States of America, acting through the Rural Housing Service, on behalf of United States Department of Agriculture, to be sold on Writ of Execution as Civil Action No. 1:17-CV-00202. **TERMS OF SALE:** Successful bidder will pay ten

percent (10%) by certified check or money order upon the property being struck down to such bidder, and the remainder of the bid within thirty (30) days from the date of the sale and in the event the bidder cannot pay the remainder, the property will be resold and all monies paid in at the original sale will be applied to any deficiency in the price at which the property is resold. The successful bidder must send payment of the balance of the bid directly to the U.S. Marshal's Office c/o Sheila Blessing, 700 Grant Street, Suite 2360, Pittsburgh, PA 15219. Bidder must have deposit funds immediately available and on his person in order to bid, bidder will not be permitted to leave the sale and return with deposit funds. Notice is hereby given that a Schedule of Distribution will be filed by me on the thirtieth day after the date of sale, and that distribution will be made in accordance with the Schedule unless exemptions are filed thereto within ten (10) days thereafter. Purchaser must furnish State Realty Transfer Tax Stamps, and stamps required by the local taxing authority. Marshal's costs, fees and commissions are to be borne by seller. Steve Frank, United States Marshal. For additional information, please contact Cathy Diederich at 314-457-5514 or the USDA foreclosure website at [www.resales.usda.gov](http://www.resales.usda.gov).

Jan. 26 and Feb. 2, 9, 16



**MR & COMPANY**  
**Forensic Accounting Specialists**

3703 West 26<sup>th</sup> St.  
 Erie, PA 16506  
 814/833-8545

---

113 Meadville St.  
 Edinboro, PA 16412  
 814/734-3787

**MALONEY, REED, SCARPITTI & COMPANY, LLP**  
 Certified Public Accountants and Business Advisors  
[www.mrs-co.com](http://www.mrs-co.com)

**Forensic Accounting Specialists**  
 fraud detection, prevention and investigation



Joseph P. Maloney, CPA, CFE • James R. Scarpitti, CPA  
 Rick L. Clayton, CPA • Christopher A. Elwell, CPA • Ryan Garofalo, CPA

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

**SHERIFF SALES**

Notice is hereby given that by virtue of sundry Writs of Execution, issued out of the Courts of Common Pleas of Erie County, Pennsylvania, and to me directed, the following described property will be sold at the Erie County Courthouse, Erie, Pennsylvania on

**FEBRUARY 16, 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

Jan. 26 and Feb. 2, 9

**SALE NO. 1**

**Ex. #12862 of 2017  
NORTHWEST BANK f/k/a  
NORTHWEST SAVINGS  
BANK, Plaintiff**

v.

**TINA M. OSSA, Defendant**

**DESCRIPTION**

By virtue of a Writ of Execution filed at No. 2017-12862, Northwest Bank vs. Tina M. Ossa, owner of property situate in the Third Ward of the City of Corry, Erie County, Pennsylvania being: 54 West Congress Street, Corry, Pennsylvania.

Approx. 0.2784 acres

Assessment Map Number: (7) 23-32-1

Assessed Value Figure: \$47,560.00  
Improvement Thereon: Residence

Kurt L. Sundberg, Esq.  
Marsh Spaeder Baur Spaeder  
& Schaaf, LLP  
300 State Street, Suite 300  
Erie, Pennsylvania 16507  
(814) 456-5301

Jan. 26 and Feb. 2, 9

**SALE NO. 2**

**Ex. #10235 of 2017  
Northwest Bank f/k/a Northwest  
Savings Bank, Plaintiff**

v.

**Michael J. Wellman, Defendant**

**DESCRIPTION**

By virtue of a Writ of Execution filed at No. 10235-2017, Northwest Bank f/k/a Northwest Savings Bank v. Michael J. Wellman, owner of property situated in City of Erie, County of Erie, and Commonwealth of Pennsylvania being commonly known as 820 East Avenue, Erie, PA with 3,672 square footage and 0.1061 acreage.

Assessment Map Nos. (15) 20-43-203

Assessed Value Figure: \$117,390

Improvement thereon: Two-story commercial building

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

120 West Tenth Street  
Erie, Pennsylvania 16501

(814) 459-2800

Jan. 26 and Feb. 2, 9

**SALE NO. 3**

**Ex. #12987 of 2011  
FIRST NATIONAL BANK OF  
PENNSYLVANIA, successor  
by merger with PARKVALE  
SAVINGS BANK, Plaintiff**

v.

**JOSEPH J. BOCIANOWSKI,  
JR., Defendant**

**DESCRIPTION**

By virtue of Writ of Execution filed at No. 12987-2011. FIRST NATIONAL BANK OF PENNSYLVANIA successor by merger with PARKVALE SAVINGS BANK v. JOSEPH J. BOCIANOWSKI, JR., owner of the following properties identified below:

1) Situate in the CITY, of ERIE, County of ERIE, and

Commonwealth of Pennsylvania at 4310 Melrose Avenue, Erie, PA 16509:

Assessment Map No.: (19) 061-075.0-103.00

Assessed Value Figure: \$97,980.00  
Improvement Thereon: 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 No. 7 in the Pleasant Valley Subdivision No. 3 as shown on a Plot of said subdivision recorded November 26, 1954 in the Office of the Recorder of Deeds of Erie County, Pennsylvania, on Map Book 5, at Pages 108 and 109 to which plot reference is hereby made for a further description of said property.

HAVING erected thereon a one and one-half story frame dwelling with brick front and being more commonly known as 4310 Melrose Avenue, Erie, Pennsylvania. Bearing Erie County Index No. 19-061-075.0-103.00.

Michael P. Kruszewski, Esq.

Pa. I.D. No. 91239

2222 West Grandview Boulevard  
Erie, PA 16506-4508

(814) 833-2222, Ext. 238

mkruszewski@quinnfirm.com

Attorneys for Plaintiff, First National Bank of Pennsylvania, successor by merger with Parkvale Savings Bank

Jan. 26 and Feb. 2, 9

**SALE NO. 4**

**Ex. #12347 of 2017  
ERIE COMMUNITY CREDIT  
UNION, Plaintiff**

v.

**DANIEL T. McSHANE and  
ANGEL NOEL M.D. McSHANE,  
Defendants**

**DESCRIPTION**

By virtue of a Writ of Execution filed to No. 12347-2017 Erie Community Credit Union vs. Daniel T. McShane and Angel Noel M.D. McShane, owners of property situated in City of Erie, Erie County, Pennsylvania being 1037 East Fourth Street, Erie, Pennsylvania 16507

0.0830 acres



Assessment Map Number: (14) 1036-207  
 Assessed Value Figure: \$35,000.00  
 Improvement Thereon: Single Family Dwelling w/Detached Garage  
 Nicholas R. Pagliari  
 Pa. Supreme Court ID No. 87877  
 MacDONALD, ILLIG, JONES & BRITTON LLP  
 100 State Street, Suite 700  
 Erie, Pennsylvania 16507-1459  
 (814) 870-7754  
 Attorneys for Plaintiff  
 Erie Community Credit Union  
 Jan. 26 and Feb. 2, 9

**SALE NO. 5**

**Ex. #12529 of 2017**  
**CITIZENS BANK OF PENNSYLVANIA, Plaintiff**  
 v.  
**Charles E. Burkett, Personal Representative of the Estate of June E. Burkett, Deceased, 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: 2302 Downing Avenue, Erie, PA 16510 PARCEL #18-051-019.0-104.00  
 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  
 Jan. 26 and Feb. 2, 9

**SALE NO. 6**

**Ex. #12179 of 2017**  
**CITIZENS BANK, N.A. F/K/A RBS CITIZENS, N.A. S/B/M TO CCO MORTGAGE CORP., Plaintiff**  
 v.  
**Kristopher S. Harper, Defendant**

**DESCRIPTION**

ALL THAT CERTAIN piece or parcel of land situate in the 2nd Ward of the City, County of Erie and Commonwealth of Pennsylvania. BEING KNOWN AS: 909 Wallace

Street, Erie, PA 16503  
 PARCEL #15-020-026.0-114.00  
 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  
 Jan. 26 and Feb. 2, 9

**SALE NO. 7**

**Ex. #12433 of 2017**  
**FIRST NATIONAL BANK OF PENNSYLVANIA, Plaintiff**  
 v.  
**ROBERT G. MAY, Defendant**

**DESCRIPTION**

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF ROBERT G. MAY, OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:  
 ALL THAT CERTAIN REAL ESTATE SITUATED IN THE CITY OF ERIE, ERIE COUNTY, PENNSYLVANIA. PARCEL I: BEING LOT NO. 17 IN BLOCK 12 IN C. K. RIBLET'S SUBDIVISION OF PART OF RESERVE TRACT NO. 53. HAVING ERRECTED THEREON A DWELLING HOUSE KNOWN AS 1616 WOODLAWN AVENUE, ERIE, PENNSYLVANIA 16510. DEED BOOK VOLUME 902, PAGE 1496, TAX PARCEL NO. (18) 51-15-217. PARCEL II: BEING LOT NO. 18 IN BLOCK 12 IN C. K. RIBLET'S SUBDIVISION OF PART OF RESERVE TRACT NO. 53. DEED BOOK VOLUME 902, PAGE 1496, TAX PARCEL NO. (18) 51-15-216.  
 GRENN & BIRSIC, P.C.  
 Kristine M. Anthou, Esquire  
 Attorneys for Plaintiff  
 One Gateway Center, Ninth Floor  
 Pittsburgh, PA 15222  
 (412) 281-7650  
 Jan. 26 and Feb. 2, 9

**SALE NO. 8**

**Ex. #12553 of 2017**  
**QUICKEN LOANS INC., Plaintiff**  
 v.

**ERNEST DISANTIS a/k/a ERNEST J. DISANTIS as Executor of the Estate of William L. DiSantis, Deceased, Defendant(s)**

**DESCRIPTION**

Land Situated in the Township of Millcreek in the County of Erie in the State of PA  
 ALL that certain piece or parcel of land situate being Lot No. 532 in the GLENWOOD ESTATES SUBDIVISION NO. 12, per map recorded in Erie County Map Book 10, page 8.  
 The property address and tax parcel identification number listed are provided solely for informational purposes, without warranty as to accuracy or completeness and are not hereby insured.  
 Tax Index Numbers  
 33163619011001  
 PROPERTY ADDRESS: 5819 Mill Street, Erie, PA 16509  
 KML Law Group, P.C.  
 Attorney for Plaintiff  
 Suite 5000 - BNY Independence Center, 701 Market Street  
 Philadelphia, PA 19106  
 (215) 627-1322  
 Jan. 26 and Feb. 2, 9

**SALE NO. 9**

**Ex. #12368 of 2017**  
**QUICKEN LOANS INC., Plaintiff**  
 v.  
**AMANDA J. FEICK AKA AMANDA FEICK, Defendant(s)**

**DESCRIPTION**

All that certain piece or parcel of land situate in the City of Erie, County of Erie and Commonwealth of Pennsylvania, bounded and described as follows, to-wit: Beginning at a point of intersection of the South line of Twenty-Ninth Street with the west line of Cochran Street; thence Westwardly along the south line of Twenty-Ninth Street fifty (50) feet to a point; thence Southwardly and parallel with the west line of Cochran Street, fifty (50) feet to a point; thence Eastwardly and parallel with the South line of Twenty-Ninth Street, fifty (50) feet to a point; thence Northwardly, along the west line

of Cochran Street, fifty (50) feet to the place of beginning, and having erected thereon a frame one (1) family dwelling house and a frame one (1) car garage.

Parcel#: 19-060-051.0-215.00

PROPERTY ADDRESS: 335 West 29th 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

Jan. 26 and Feb. 2, 9

**SALE NO. 10**

**Ex. #12288 of 2017**

**KEY BANK, NA S/B/M FIRST NIAGARA BANK, NA, Plaintiff**

**v.**

**MARTHA WEED, Defendant(s)**

**DESCRIPTION**

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

Beginning at a point in the South line of Rosedale Avenue three hundred and one-half (300 1/2) feet westerly from the West line of Wayne Street (formerly Beech Lane), as originally laid out, said point also being two hundred eighty-five and one-half (285-1/2) feet westerly from the West line of Wayne Street, as widened to a forty-five (45) foot street by ordinance of the City of Erie of 1915; thence southerly and parallel with Wayne Street, seventy (70) feet to a point; thence westerly parallel with Rosedale Avenue thirty-one (31) feet to a point; thence northerly and parallel with Wayne Street, seventy (70) feet to a point in the South line of Rosedale Avenue; and thence easterly along the South line of Rosedale Avenue, thirty-one (31) feet to the place of beginning.

Said premises having erected thereon a two story frame dwelling and garage.

APN: 14-010-022.0-110.00

729 Rosedale Avenue

Erie, PA 16503-4712

KML Law Group, P.C.

Attorney for Plaintiff

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

(215) 627-1322

Jan. 26 and Feb. 2, 9

**SALE NO. 11**

**Ex. #12768 of 2017**

**PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff**

**v.**

**BETH A. HAWLEY, Defendant**

**DESCRIPTION**

By virtue of a Writ of Execution No. 2017-12768 PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. BETH A. HAWLEY, Defendant

Real Estate: 30 SOUTH STREET, UNION CITY, PA 16438

Municipality: Borough of Union City

Erie County, Pennsylvania

Dimensions: 40 x 190

See Deed Book 1082, page 2205

Tax I.D. (42) 9-32-6

Assessment: \$12,600 (Land)

\$53,500 (Bldg)

Improvement thereon: a residential dwelling house as identified above

Leon P. Haller, Esquire

Purcell, Krug & Haller

1719 North Front Street

Harrisburg, PA 17104

(717) 234-4178

Jan. 26 and Feb. 2, 9

**SALE NO. 12**

**Ex. #12116 of 2017**

**PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff**

**v.**

**JOSHUA M. MARSHALL, Defendant**

**DESCRIPTION**

By virtue of a Writ of Execution No. 2017-12116 PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. JOSHUA M. MARSHALL, Defendant

Real Estate: 212 GOODRICH STREET, ERIE, PA 16508

Municipality: City of Erie

Erie County, Pennsylvania

Dimensions: 40 x IRR

See Deed Book 1465, page 1105

Tax I.D. (19) 6053-425

Assessment: \$11,800 (Land)

\$49,800 (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

Jan. 26 and Feb. 2, 9

**SALE NO. 13**

**Ex. #11180 of 2017**

**PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff**

**v.**

**CHRIS J. MCADAMS AND**

**CARRIE R. MCADAMS, Defendants**

**DESCRIPTION**

By virtue of a Writ of Execution No. 2017-11180 PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. CHRIS J. MCADAMS AND CARRIE R. MCADAMS, Defendants

Real Estate: 1215 CHELSEA AVENUE, ERIE, PA 16505

Municipality: Millcreek Township

Erie County, Pennsylvania

Dimensions: 100 x 125

See Instrument #: 2015-010744

Tax I.D. (33) 27-162-34

Assessment: \$21,700 (Land)

\$112,290 (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

Jan. 26 and Feb. 2, 9

**SALE NO. 15**

**Ex. #10300 of 2017**

**PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff**

**v.**

**DEBORAH L. SMITH, Defendant**

**DESCRIPTION**

By virtue of a Writ of Execution No. 2017-10300 PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. DEBORAH L. SMITH, Defendant

Real Estate: 2033 W. 24TH STREET, ERIE, PA 16502

Municipality: City of Erie

Erie County, Pennsylvania

Dimensions: 30 x 130.07  
 See Deed Book 185, page 270  
 Tax I.D. (19) 6215-209  
 Assessment: \$18,500 (Land)  
 \$59,400 (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

Jan. 26 and Feb. 2, 9

**SALE NO. 16**

**Ex. #12808 of 2017**  
**The Bank of New York Mellon, f/k/a The Bank of New York as successor to JPMorgan Chase Bank, National Association, as Indenture Trustee for the registered holders of ABFS Mortgage Loan Trust 2002-4, Mortgage-Backed Pass-Through Certificates, Series 2002-4, Plaintiff**

v.

**WRIGHT WAY INCORPORATION, DAVID A. WRIGHT, JULIET M. WRIGHT, Defendant(s)**

**DESCRIPTION**

ALL THAT CERTAIN LOT OF LAND SITUATE IN ERIE, ERIE COUNTY, PENNSYLVANIA: BEING KNOWN AS 339 W. 22nd Street, Erie, PA 16502  
 PARCEL NUMBER: 19-6011-212  
 IMPROVEMENTS: Residential Property  
 David Neeren, Esquire  
 PA ID 204252  
 Attorney for Plaintiff  
 Udren Law Offices, P.C.  
 Woodcrest Corporate Center  
 111 Woodcrest Road, Suite 200  
 Cherry Hill, NJ 08003-3620  
 856-669-5400

Jan. 26 and Feb. 2, 9

**SALE NO. 17**

**Ex. #12810 of 2017**  
**Federal National Mortgage Association ("Fannie Mae"), Plaintiff**

v.

**Gary M. Connell, Defendant**

**DESCRIPTION**

By virtue of a Writ of Execution

filed to No. 2017-12810 Federal National Mortgage Association ("Fannie Mae") v. Gary M. Connell, Owner(s) of property situated in Fairview, Erie County, Pennsylvania, being 4210 Bear Creek Road, Fairview, PA 16415  
 ALL that certain piece or parcel of land situate in the Township of Fairview, County of Erie and State of Pennsylvania, being part of Tract 318, bounded and described as follows, to-wit:

BEGINNING at the southeasterly corner of the piece at an iron pipe in the centerline of the Bear Road leading from West Walnut Creek Hill to Sterrettania, distant thereon North 10° 36' 18" West, 1447.75 feet from the original southeasterly corner of the whole piece, said point also being the northeasterly corner of land heretofore conveyed to Harry Willey and now of John Wright; Thence, along said land, South 74° 35' 30" West, passing through a spike in an 18 inch Maple tree at distance of 32.55 feet and an iron pipe at distance of 570.77 feet and continuing along the residue of the premises, 730.77 feet to an iron pipe; Thence, by the residue of the piece, North 13° 46' West, 233.22 feet to an iron pipe; Thence, by the same, North 74° 35' 30" East, 160.00 feet to an iron pipe; Thence, by the same, North 81° 57' East, along the centerline of an open ditch and passing over an iron pipe at distance of 557.21 feet, 582.23 feet to an iron pipe in the centerline of the Road aforesaid; Thence, South 10° 36' 18" East, along the centerline of the Bear Road, 159.12 feet to the place of beginning.  
 Said premises are further identified by Erie County Assessment Index No. (21) 65-93-60 and are commonly known as 4210 Bear Creek Road, Fairview, Pennsylvania.  
 BEING the same premises conveyed to the parties of the first part by deed dated and recorded April 17, 1985 in Erie County Deed Book 1576 at Page 83.  
 Assessment Map number: 21-065-093.0-060.00

Assessed Value figure: \$203,300.00  
 Improvement thereon: Residential Dwelling  
 MARTHA E. VONROSENSTIEL, PC.  
 Martha E. Von Rosenstiel, Esq / No 52634  
 Heather Riloff, Esq / No 309906  
 Tyler J. Wilk, Esq / No 322247  
 649 South Ave, Ste 7  
 Secane, PA 19018  
 (610) 328-2887

Jan. 26 and Feb. 2, 9

**SALE NO. 18**

**Ex. #13324 of 2015**  
**U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT, Plaintiff**

v.

**Terry Kinnard, heir of Georgianne Kinnard, Deceased Mortgagor and Real Owner and Unknown heirs, successors, assigns and all persons, firms, or associations claiming right, title or interest from or under Georgianne Kinnard, Deceased Mortgagor and Real Owner, Defendant(s)**

**DESCRIPTION**

By virtue of a Writ of Execution filed to No. 13324-15 U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT vs. Terry Kinnard, heir of Georgianne Kinnard, Deceased Mortgagor and Real Owner and Unknown heirs, successors, assigns and all persons, firms, or associations claiming right, title or interest from or under Georgianne Kinnard, Deceased Mortgagor and Real Owner, owners of property situated in Erie City, Erie County, Pennsylvania being 2116 McClelland Avenue, Erie, PA 16510  
 1272 Square Feet, 0.2202 Acres  
 Assessment Map number: 18051034024600  
 Assessed Value figure: \$58,000.00  
 Improvement thereon: Residential Dwelling  
 Bernadette Irace, Esquire  
 1 E. Stow Road  
 Marlton, NJ 08053  
 (856) 482-1400

Jan. 26 and Feb. 2, 9

**SALE NO. 19**  
**Ex. #11929 of 2017**  
**Plaza Home Mortgage, Inc.,**  
**Plaintiff**

**v.**  
**Robert L. Pulliam, III, Defendant**  
**DESCRIPTION**

By virtue of a Writ of Execution filed to No. 11929-17 Plaza Home Mortgage, Inc. vs. Robert L. Pulliam, III, owners of property situated in Erie City, Erie County, Pennsylvania being 3107 Charlotte Street, Erie, PA 16508  
 1458 Square Feet  
 Assessment Map number: 19-062-032.0-118.00  
 Assessed Value figure: \$90,760.00  
 Improvement thereon: Residential Dwelling  
 Roger Fay, Esquire  
 1 E. Stow Road  
 Marlton, NJ 08053  
 (856) 482-1400

Jan. 26 and Feb. 2, 9

**SALE NO. 20**  
**Ex. #10082 of 2016**  
**U.S. Bank National Association,**  
**as Trustee for Citigroup**  
**Mortgage Loan Trust 2006-**  
**WFHE4, Asset-Back Pass-**  
**Through Certificates, Series**  
**2006-WFHE4, Plaintiff**

**v.**  
**Paul Savage, Defendant**  
**DESCRIPTION**

By virtue of a Writ of Execution filed to No. 10082-16 U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust 2006-WFHE4, Asset-Backed Pass-Through Certificates, Series 2006-WFHE4 vs. Paul Savage, owners of property situated in Erie City, Erie County, Pennsylvania being 649 West 18th Street, Erie, PA 16502-1687  
 2496 Square Feet  
 Assessment Map number: 19060016021500  
 Assessed Value figure: 65,400.00  
 Improvement thereon: Residential Dwelling  
 Roger Fay, Esquire  
 1 E. Stow Road  
 Marlton, NJ 08053  
 (856) 482-1400

Jan. 26 and Feb. 2, 9

**SALE NO. 21**  
**Ex. #11360 of 2017**  
**Wells Fargo Bank, National**  
**Association as Trustee for Option**  
**One Mortgage Loan Trust 2007-**  
**1, Asset-Backed Certificates,**  
**Series 2007-1, Plaintiff**

**v.**  
**GERALD GRANT**  
**ELLSWORTH A/K/A**  
**GERALD G. ELLSWORTH,**  
**INDIVIDUALLY AND IN HIS**  
**CAPACITY AS TRUSTEE OF**  
**THE JOINT REVOCABLE**  
**TRUST OF GERALD G.**  
**ELLSWORTH AND SANDRA**  
**M. ELLSWORTH, SANDRA**  
**ELLSWORTH A/K/A**  
**SANDRA G. ELLSWORTH**  
**INDIVIDUALLY AND IN HER**  
**CAPACITY AS TRUSTEE OF**  
**THE JOINT REVOCABLE**  
**TRUST OF GERALD G.**  
**ELLSWORTH AND SANDRA**  
**M. ELLSWORTH, Defendant(s)**  
**DESCRIPTION**

By virtue of a Writ of Execution filed to No. 11360-17 Wells Fargo Bank, National Association as Trustee for Option One Mortgage Loan Trust 2007-1, Asset-Backed Certificates, Series 2007-1 vs. GERALD GRANT ELLSWORTH A/K/A GERALD G. ELLSWORTH, INDIVIDUALLY AND IN HIS CAPACITY AS TRUSTEE OF THE JOINT REVOCABLE TRUST OF GERALD G. ELLSWORTH AND SANDRA M. ELLSWORTH, SANDRA ELLSWORTH A/K/A SANDRA G. ELLSWORTH INDIVIDUALLY AND IN HER CAPACITY AS TRUSTEE OF THE JOINT REVOCABLE TRUST OF GERALD G. ELLSWORTH AND SANDRA M. ELLSWORTH, Amount Due: \$147,455.50  
 GERALD GRANT ELLSWORTH A/K/A GERALD G. ELLSWORTH, INDIVIDUALLY AND IN HIS CAPACITY AS TRUSTEE OF THE JOINT REVOCABLE TRUST OF GERALD G. ELLSWORTH AND SANDRA M. ELLSWORTH, SANDRA ELLSWORTH A/K/A SANDRA G. ELLSWORTH INDIVIDUALLY AND IN HER CAPACITY AS TRUSTEE OF THE JOINT REVOCABLE TRUST

OF GERALD G. ELLSWORTH AND SANDRA M. ELLSWORTH, owner(s) of property situated in MILLCREEK TOWNSHIP, Erie County, Pennsylvania being 4631 Millfair Road, Fairview, PA 16415-2307  
 Dimensions: 142.38 X 247.48 IRR  
 Assessment Map number: 33089374006600  
 Assessed Value: \$ 125,200.00  
 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

Jan. 26 and Feb. 2, 9

**SALE NO. 22**  
**Ex. #11989 of 2016**  
**JPMorgan Chase Bank, N.A.,**  
**Plaintiff**

**v.**  
**Timothy R. Garfield, Helen E.**  
**Garfield, Defendant(s)**  
**DESCRIPTION**

By virtue of a Writ of Execution filed to No. 11989-16 JPMorgan Chase Bank, N.A. vs. Timothy R. Garfield, Helen E. Garfield  
 Amount Due: \$87,741.20  
 Timothy R. Garfield, Helen E. Garfield, owner(s) of property situated in NORTH EAST BOROUGH, Erie County, Pennsylvania being 24 Eagle Street, North East, PA 16428-1252  
 Dimensions: 49.9 X 90  
 Assessment Map number: 35-006-026.0-012.00  
 Assessed Value: \$85,000.00  
 Improvement thereon: residential Phelan Hallinan Diamond & Jones, LLP One Penn Center at Suburban Station, Suite 1400  
 1617 John F. Kennedy Boulevard  
 Philadelphia, PA 19103-1814  
 (215) 563-7000

Jan. 26 and Feb. 2, 9

**SALE NO. 23**  
**Ex. #10954 of 2017**  
**US Bank National Association,**  
**as Trustee for Structured Asset**  
**Securities Corporation Mortgage**  
**Pass-Through Certificates, Series**  
**2006-EQ1, Plaintiff**

v.

**Yvonne E. Strobel a/k/a Yvonne Strobel, Richard C. Strobel a/k/a Richard Strobel, Defendant(s)**

**DESCRIPTION**

By virtue of a Writ of Execution filed to No. 10954-17 US Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2006-EQ1 vs. Yvonne E. Strobel a/k/a Yvonne Strobel, Richard C. Strobel a/k/a Richard Strobel

Amount Due: \$310,217.07

Yvonne E. Strobel a/k/a Yvonne Strobel, Richard C. Strobel a/k/a Richard Strobel, owner(s) of property situated in MCKEAN TOWNSHIP, Erie County, Pennsylvania being 9224 HAMOT ROAD, A/K/A 9224 WEST HAMOT ROAD, WATERFORD, PA 16441-2706

Dimensions: N/A

Assessment Map number: 31-006-038.0-005.01

Assessed Value: \$337,300.00

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

Jan. 26 and Feb. 2, 9

**SALE NO. 24**

**Ex. #12590 of 2017**

**The Bank of New York Mellon fka The Bank of New York as Successor Indenture Trustee to JPMorgan Chase Bank, N.A., as Indenture Trustee for The Cwabs Revolving Home Equity Loan Trust, Series 2004-G, Plaintiff**

v.

**John Robert Tombaugh, Jr, Defendant(s)**

**DESCRIPTION**

By virtue of a Writ of Execution filed to No. 12590-17 The Bank of New York Mellon fka The Bank of New York as Successor Indenture Trustee to JPMorgan Chase Bank, N.A., as Indenture Trustee for The Cwabs Revolving Home Equity Loan Trust, Series 2004-G vs. John Robert Tombaugh, Jr

Amount Due: \$70,109.59

John Robert Tombaugh, Jr, owner(s) of property situated in ERIE CITY, Erie County, Pennsylvania being 3724 Iroquois Avenue, Erie, PA 16511-2025

Dimensions: 44 X 31

Assessment Map number: 29012034000600

Assessed Value: \$74,890.00

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

Jan. 26 and Feb. 2, 9

**SALE NO. 25**

**Ex. #12792 of 2017**

**Caliber Home Loans, Inc., Plaintiff**

v.

**David Getz, Defendant**

**DESCRIPTION**

By virtue of a Writ of Execution filed to No. 2017-12792 Caliber Home Loans, Inc., Plaintiff vs. David Getz, owner(s) of property situated in Erie County, Pennsylvania being 441/443 West 9th Street, Erie, PA 16502

Assessment Map Number: 16030025011700

Assessed Value Figure: \$81,400

Improvement thereon: Two Family - 2,832 sqft

Richard M. Squire & Associates, LLC Sarah K. McCaffery, Esq. (PA I.D. #311728)

115 West Avenue, Suite 104

Jenkintown, PA 19046

215-886-8790

Jan. 26 and Feb. 2, 9

**SALE NO. 26**

**Ex. #11487 of 2017**

**Nationstar Mortgage LLC, Plaintiff**

v.

**Deborah L. Coy, known heir of Kenneth George Coy a/k/a Kenneth Coy, deceased and Amy Matteson, known heir of Kenneth George Coy a/k/a Kenneth Coy, deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations**

**Claiming Right, Title or Interest from or under Kenneth George Coy, a/k/a Kenneth Coy, deceased, Defendant**

**DESCRIPTION**

By virtue of a Writ of Execution filed to No. 2017-11487 Nationstar Mortgage LLC vs. Deborah L. Coy, known heir of Kenneth George Coy a/k/a Kenneth Coy, deceased and Amy Matteson, known heir of Kenneth George Coy a/k/a Kenneth Coy, deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Kenneth George Coy, a/k/a Kenneth Coy, deceased, owner(s) of property situated in 5th Ward of the City of Erie, Erie County, Pennsylvania being 305 East 26th Street, Erie, PA 16504 0.0442

Assessment Map number: 18050078022500

Assessed Value figure: \$32,400.00

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

Jan. 26 and Feb. 2, 9

**SALE NO. 27**

**Ex. #12487 of 2016**

**Arvest Central Mortgage Company, Plaintiff**

v.

**Amy B. Lowes, n/b/m Amy B. Weber and Frederick M. Weber, Defendants**

**DESCRIPTION**

Arvest Central Mortgage Company v. Amy B. Lowes, n/b/m Amy B. Weber and Frederick M. Weber No. 12487-2016 Township of Harborcreek, County of Erie.

Being Premises: 5680 Wales Road, Erie, PA 16510

Improvements Consists of Residential Real Estate

Parcel Nos. (27) 77-238-9 & (27) 77-239-13

Sold as the property of: Amy B. Lowes, n/b/m Amy B. Weber and

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

Jan. 26 and Feb. 2, 9

**SALE NO. 28**

Ex. #10465 of 2017

**The Huntington National Bank,  
 Plaintiff**

v.

**Samuel L. Dunlap, Defendant**

**DESCRIPTION**

By virtue of a Writ of Execution filed to No. 2017-10465 The Huntington National Bank v. Samuel L. Dunlap, owners of property situated in the Township of Township of Summit, Erie County, Pennsylvania being 730 Mitchell Street, a/k/a 730 Mitchell Road, Erie, Pennsylvania 16509.

Tax I.D. No. 40-008-069.0-045.00  
 Assessment: \$115,689.31

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

Jan. 26 and Feb. 2, 9

Structured Settlements.  
 Financial Planning.  
 Special Needs Trusts.  
 Settlement Preservation Trusts.  
 Medicare Set-Aside Trusts.  
 Settlement Consulting.  
 Qualified Settlement Funds.

**800-229-2228**  
[www.NFPStructures.com](http://www.NFPStructures.com)



**WILLIAM S. GOODMAN**

Certified Structured Settlement Consultant

- 25 Years of Experience in Structured Settlements, Insurance and Financial Services
- One of the Nation's Top Structured Settlement Producers Annually for the Past 20 Years
- Nationally Prominent and a Leading Authority in the Field
- Highly Creative, Responsive and Professional Industry Leader
- NFP is ranked by *Business Insurance* as the 5th largest global benefits broker by revenue, and the 4th largest US-based privately owned broker

**AUDIT LIST  
NOTICE BY  
KENNETH J. GAMBLE**

**Clerk of Records,  
Register of Wills and Ex-Officio Clerk of  
the Orphans' Court Division, of the  
Court of Common Pleas of Erie County, Pennsylvania**

The following Executors, Administrators, Guardians and Trustees have filed their Accounts in the Office of the Clerk of Records, Register of Wills and Orphans' Court Division and the same will be presented to the Orphans' Court of Erie County at the Court House, City of Erie, on **Wednesday, January 10, 2018** and confirmed Nisi.

**February 21, 2018** is the last day on which Objections may be filed to any of these accounts.

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

<u>2018</u>	<u>ESTATE</u>	<u>ACCOUNTANT</u>	<u>ATTORNEY</u>
14.	Kathleen Victoria Ireland ..... a/k/a Kathleen V. Ireland a/k/a Kathleen Ireland	James G. Ireland, Jr., Executor.....	Melissa L. Larese, Esq.
15.	Martha C. Verga .....	Cheryl J. Daub, Executrix .....	Gary H. Nash, Esq.

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

Jan. 19, 26

**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**

**DONOVAN, ROBERT E.,  
deceased**

Late of the Borough of Edinboro, County of Erie, State of Pennsylvania  
*Executor:* Neil Joseph Donovan, 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

**HUNT, DARRYL J.,  
deceased**

Late of Lawrence Park Township, Erie County, PA  
*Administrator:* Brienna Richardson, c/o Mary Alfieri Richmond, Esq., Jones School Square, First Floor, 150 East 8th Street, Erie, PA 16501  
*Attorney:* Mary Alfieri Richmond, Esq., Jones School Square, First Floor, 150 East 8th Street, Erie, PA 16501

**JACKSON, DONALD A., JR.,  
deceased**

Late of Wayne Township, Erie County, PA  
*Executrix:* Tracy Miller, 22956 Racop Rd., Cambridge Springs, PA 16403  
*Attorney:* None

**KONIECZNY, MARILYN V.,  
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania  
*Executrix:* Kristin Onorato, 527 Virginia Avenue, Erie, PA 16505-2339  
*Attorneys:* MacDonald, Illig, Jones & Britton LLP, 100 State Street, Suite 700, Erie, Pennsylvania 16507-1459

**MARSHALL, M. JANIE, a/k/a  
MARY JANE MARSHALL, a/k/a  
M. J. MARSHALL,  
deceased**

Late of Fairview Township, Erie County, PA  
*Co-Executors:* Marsha A. Hardner and Christopher J. Hardner, 9697 Peach St., Girard, PA 16417-9221  
*Attorney:* None

**SCHABACKER, DAVID M., JR.,  
a/k/a DAVID SCHABACKER,  
deceased**

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania  
*Administrator:* David M. Schabacker III, 64155 Van Dyke Rd., Ste. 280, Washington, MI 48095  
*Attorney:* None

**SNYDER, MILLICENT A., a/k/a  
MILLICENT SNYDER,  
deceased**

Late of the Township of Summit, County of Erie, State of Pennsylvania  
*Executor:* John T. Barney, 3461 Pondview Drive, Erie, Pennsylvania 16506  
*Attorney:* Grant M. Yochim, Esq., 24 Main St. E., P.O. Box 87, Girard, PA 16417

**URMANN, JON ERIC, a/k/a  
JON URMANN,  
deceased**

Late of the Township of Harborcreek, County of Erie and Commonwealth of Pennsylvania  
*Executrix:* Mary R. Dorich, c/o William J. Schaaf, Esq., Suite 300, 300 State Street, Erie, PA 16507  
*Attorney:* William J. Schaaf, Esq., MARSH, SPAEDER, BAUR, SPAEDER & SCHAAF, LLP., Suite 300, 300 State Street, Erie, PA 16507

**YOUNG, HAROLD R.,  
deceased**

Late of the Township of Harborcreek, County of Erie, State of Pennsylvania  
*Executrix:* Constance A. Schreckengost, c/o 78 East Main Street, North East, PA 16428  
*Attorney:* BRYDON LAW OFFICE, Attorney John C. Brydon, 78 East Main Street, North East, PA 16428

**SECOND PUBLICATION**

**BECK, BERNADETTE F., a/k/a  
BERNADETTE BECK,  
deceased**

Late of the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania  
*Executrix:* Carolyn M. Beck, 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

**BORGES, LINDA L.,  
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania  
*Administrator:* Daniel Frame, 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



**COVERDALE, NANCY JANE,  
deceased**

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

*Executrix:* Rhonda Hauser, 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

**ION, MARCELLA M., a/k/a  
MARCELLA MAE ION, a/k/a  
MARCELLA C. ION,  
deceased**

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

*Administrator:* Michael L. Ion,  
4808 Foxboro Court, Erie, PA  
16510

*Attorney:* James R. Steadman,  
Esq., 24 Main St. E., P.O. Box 87,  
Girard, PA 16417

**JACKSON, TANEAKA  
LAURICE, a/k/a TANEAKA L.  
JACKSON,  
deceased**

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

*Administrator:* Shannon D.  
Jackson, 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

**LANG, ROSE B.,  
deceased**

Late of the City of Erie, Erie  
County, PA

*Administrator:* Karen R. Fenton,  
c/o Mary Alfieri Richmond, Esq.,  
Jones School Square, First Floor,  
150 East 8th Street, Erie, PA 16501

*Attorney:* Mary Alfieri Richmond,  
Esq., Jones School Square, First  
Floor, 150 East 8th Street, Erie,  
PA 16501

**MENTLEY, KENNETH N.,  
a/k/a KENNETH NORBERT  
MENTLEY,  
deceased**

Late of Erie, Erie County, PA

*Executor:* Michael D. Mentley,  
1639 E. Grandview Blvd., Erie,  
PA 16510

*Attorney:* Jessica L. Wilson,  
Esquire, Skarlatos Zonarich LLC,  
17 S. 2nd St., 6th Fl., Harrisburg,  
PA 17101

**MILLER, BARBARA J.,  
deceased**

Late of Elk Creek Township,  
County of Erie, Commonwealth  
of Pennsylvania

*Administratrix:* Ramona Junkins,  
c/o Elliot J. Segel, Esquire, Segel  
& Solymosi, 818 State Street, Erie,  
PA 16501

*Attorney:* Elliot J. Segel, Esquire,  
Segel & Solymosi, 818 State  
Street, Erie, PA 16501

**MURRAY, CLAROL A., a/k/a  
CLAROL MURRAY,  
deceased**

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

*Executrix:* Diane Clark, c/o  
Frances A. McCormick, Esquire,  
120 West Tenth Street, Erie, PA  
16501

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

**MYERS, ROBERT B., a/k/a  
ROBERT BENSON MYERS,  
a/k/a ROBERT MYERS,  
deceased**

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

*Executrix:* Karen Orloff,  
10074 Smith Street, Lake City,  
Pennsylvania 16423

*Attorney:* Grant M. Yochim, Esq.,  
24 Main St. E., P.O. Box 87,  
Girard, PA 16417

**PARKER, ALICE ELAINE, a/k/a  
ALICE O. PARKER,  
deceased**

Late of Washington Township,  
Erie County, PA

*Executor:* Roderick L. Ogline,  
178 Old Shaffer Road, Somerset,  
PA 15501

*Attorney:* Jaclyn M. Nichols, Esq.,  
202 East Union Street, Somerset,  
PA 15501

**PYTLARZ, LAWRENCE, a/k/a  
LAWRENCE JOHN VIRGIL  
PYTLARZ, a/k/a LAWRENCE  
JOHN PYTLARZ, a/k/a  
LAWRENCE J. PYTLARZ,  
deceased**

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

*Administratrix:* Tabitha M.  
Richards, c/o 504 State Street,  
Suite 300, Erie, PA 16501

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

**REIDEL, DAVID O.,  
deceased**

Late of Harborcreek Township,  
Erie County, Commonwealth of  
Pennsylvania

*Executrix:* Cheryl Patalano, c/o  
Jeffrey D. Scibetta, Esquire, 120  
West Tenth Street, Erie, PA 16501

*Attorney:* Jeffrey D. Scibetta,  
Knox McLaughlin Gornall &  
Sennett, P.C., 120 West Tenth  
Street, Erie, PA 16501

**ROOT, ROSE M.,  
deceased**

Late of Millcreek Township, Erie  
County, Erie, Pennsylvania

*Executrix:* Sharon Fassette,  
c/o Robert J. Jeffery, Esq., 33  
East Main Street, North East,  
Pennsylvania 16428

*Attorney:* Robert J. Jeffery, Esq.,  
ORTON & JEFFERY, P.C., 33  
East Main Street, North East,  
Pennsylvania 16428

**SANDERS, MARGARET D.,  
deceased**

Late of the Township of Millcreek, County of Erie, Commonwealth of Pennsylvania  
*Executrix:* Gloria K. Mack, 3759 Meadow Drive, Erie, PA 16506  
*Attorneys:* MacDonald, Illig, Jones & Britton LLP, 100 State Street, Suite 700, Erie, Pennsylvania 16507-1459

**STOOPS, ROSARIA A., a/k/a SARA A. STOOPS,  
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania  
*Executor:* Matthew W. Stoops, 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

**SWENSON, RUTH M.,  
deceased**

Late of Harborcreek Township, Erie County, Erie, Pennsylvania  
*Executrix:* Rebecca Ann Sider, c/o Robert J. Jeffery, Esq., 33 East Main Street, North East, Pennsylvania 16428  
*Attorney:* Robert J. Jeffery, Esq., ORTON & JEFFERY, P.C., 33 East Main Street, North East, Pennsylvania 16428

**THIRD 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, 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

**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

## CHANGES IN CONTACT INFORMATION OF ECBA MEMBERS

**ERIN KROTOSZYNSKI** ..... 814-452-6949, ext. 113  
Northwestern Legal Services ..... (f) 814-452-3734  
1001 State Street, Suite 700  
Erie, PA 16501 ..... *ekrotoszynski@nwls.org*

**LISA R. FERRICK** ..... 814-451-6516  
Magisterial District Judge ..... (f) 814-451-7499  
3921 Buffalo Road  
Erie, PA 16510 ..... *lferrick@eriecountypa.gov*

**LAURIE A. MIKIELSKI** ..... 814-461-6518  
Magisterial District Judge ..... (f) 814-451-6519  
3608 West 26th Street, Suite 104  
Erie, PA 16506 ..... *mikielskilaw@aol.com*

**JOSEPH E. SINNOTT** ..... 814-874-3460, ext. 107  
Marnen, Mioduszewski, et al. .... (f) 814-874-3476  
516 West Tenth Street  
Erie, PA 16502 ..... *jsinnott@mmbwslaw.com*

**JUSTIN J. SMITH** ..... 814-451-6349, ext. 6023  
District Attorneys Office ..... (f) 814-451-6419  
140 West Sixth Street  
Erie, PA 16501 ..... *jsmith@eriecountypa.gov*

### LOOKING FOR A LEGAL AD PUBLISHED IN ONE OF PENNSYLVANIA'S LEGAL JOURNALS?



- ▶ Look for this logo on the Erie County Bar Association website as well as Bar Association and Legal Journal websites across the state.
- ▶ It will take you to THE website for locating legal ads published in counties throughout Pennsylvania, a service of the Conference of County Legal Journals.

LOGIN DIRECTLY AT [WWW.PALEGALADS.ORG](http://WWW.PALEGALADS.ORG). IT'S EASY. IT'S FREE.

# When we talk about IT, we mean business.

featuring:

**IT Services**

**Internet**

**Voice**

**HDTV**

*Matt Wiertel  
Director of Sales & Marketing*

**VNET**  
velocity network

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](mailto:sales@velocitynetwork.net)