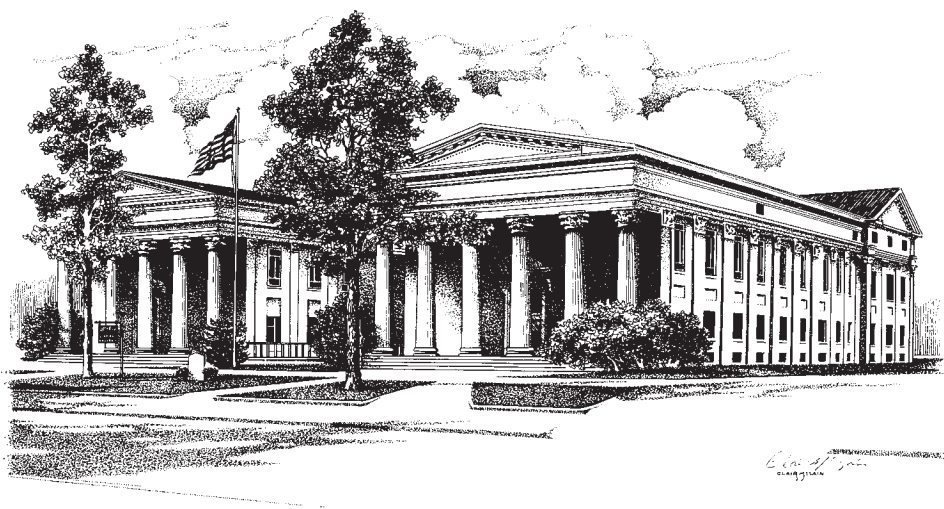


Erie
County
Legal
Journal

June 1, 2018

Vol. 101 No. 22



In the Superior Court of Pennsylvania
Topel v. Topel

Erie County Legal Journal

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

Managing Editor: Megan E. Black
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Erie County Bar Association

Calendar of Events and Seminars

WEDNESDAY, JUNE 6, 2018

Senior Lawyers Planning Meeting
8:30 a.m.
ECBA Headquarters

THURSDAY, JUNE 7, 2018

ECBA Live Seminar
*Fundamentals of Understanding the Pennsylvania
Inheritance and Estate Tax Act*
Manufacturers & Business
Association Conference Center
8:30 a.m. - 12:15 p.m.
(8:15 a.m. registration/breakfast)
\$164 (ECBA members/their non-attorney staff)
\$210 (non-members)
3.5 hours substantive CLE/CJE credits

MONDAY, JUNE 11, 2018

Workers' Compensation Section Meeting
Noon
ECBA Headquarters

THURSDAY, JUNE 14, 2018

Flag Day Holiday
Erie County Courthouse Closed

THURSDAY, JUNE 14, 2018

AKT Kid Connection Event
8:00 a.m. - 3:45 p.m.
Pymatuning Deer Park

THURSDAY, JUNE 14, 2018

Bench Bar Conference Meeting
4:30 p.m.
ECBA Headquarters

MONDAY, JUNE 18, 2018

Bankruptcy Section Meeting
Noon
Calamari's

MONDAY, JUNE 18, 2018

Estates & Trusts Section
Leadership Committee Meeting
Noon
ECBA Headquarters

TUESDAY, JUNE 19, 2018

ECBA Lunch-n-Learn Seminar
The Impaired Lawyer - A Call for Action
Sheraton Erie Bayfront Hotel
12:15 p.m. - 1:15 p.m.
(11:30 a.m. registration/lunch)
\$47 (ECBA members/their non-attorney staff)
\$60 (non-members)
1 hour ethics CLE/CJE credit

TUESDAY, JUNE 19, 2018

Naming Rights Unveiling
ECBA Education Center
4 p.m. - 6 p.m.

THURSDAY, JUNE 21, 2018

ECBA Annual Charity Golf Tournament
Venango Valley Inn & Golf
12:00 p.m. Shotgun Start

MONDAY, JUNE 25, 2018

ECBA Board of Directors Meeting
Noon
ECBA Headquarters



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

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

JUNE 2018 NOTICE

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

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

SCHEDULE CHAPTER 13 MOTIONS ON:

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

Wednesday, June 27, 2018	9:30 a.m.:	Open for all Erie & Pittsburgh Ch. 13 matters
Wednesday, July 25, 2018	10:00 a.m.:	Open for all Erie & Pittsburgh Ch. 13 matters
Wednesday, August 16, 2018	10:30 a.m.:	Open for all Erie & Pittsburgh Ch. 13 matters
	11:00 a.m.:	Open for all Erie & Pittsburgh Ch. 13 matters
	11:30 a.m.:	Ch. 13 Sale, Financing and Extend/Impose Stay

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

SCHEDULE CHAPTERS 12, 11 & 7 MOTIONS ON:

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

Thursday, June 7, 2018	9:30 a.m.:	Open for all Erie & Pittsburgh Ch. 11 matters
Thursday, June 21, 2018	10:00 a.m.:	Open for all Erie & Pittsburgh Ch. 11 matters
Thursday, July 5, 2018	10:30 a.m.:	Open for all Erie & Pittsburgh Ch. 7 matters
Tuesday, July 19, 2018	11:00 a.m.:	Open for all Erie & Pittsburgh Ch. 7 matters,
Thursday, August 9, 2018		including all Ch. 7 Motions to Extend/Impose Stay
Thursday, August 30, 2018	11:30 a.m.:	Ch. 11 and 7 Sale Motions and all Ch. 12 matters at this time, only

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

Michael R. Rhodes
Clerk of Court

June 1

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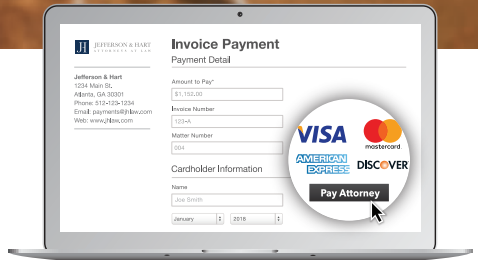
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JOSEPH L. TOPEL, Appellant v. OLIVIA J. TOPEL, Appellee
Appeal from the Decree Entered July 31, 2017,
in the Court of Common Pleas of Erie County

By: President Judge John J. Trucilla

Appearances: Edward J. Niebauer, Esquire on behalf of Joseph L. Topel
Kimberly A. Oakes, Esquire on behalf of Olivia J. Topel

FAMILY LAW / DIVORCE / EQUITABLE DISTRIBUTION / JURISDICTION

The trial court had jurisdiction to take evidence and address the equitable distribution of the marital property before the divorce decree had been entered.

FAMILY LAW / DIVORCE / EQUITABLE DISTRIBUTION

In developing an equitable distribution award, the trial court must consider the eleven factors that serve as a guideline for the equitable division of marital property as set forth in 23 Pa.C.S.A. § 3502 and apply those factors to the particular facts of the case.

FAMILY LAW / DIVORCE / EQUITABLE REIMBURSEMENT

The courts of this Commonwealth have created the doctrine of “equitable reimbursement” as a method of compensating a spouse for his or her contribution to the marriage where the marital assets are insufficient to do so.

FAMILY LAW / DIVORCE / EQUITABLE REIMBURSEMENT

Equitable reimbursement is a method of compensating a spouse for that which is fairly due to him or her. When there is insufficient marital property available to compensate the spouse that is due reimbursement, a just and fair result may be achieved via equitable distribution, via equitable reimbursement, or a combination of both.

FAMILY LAW / DIVORCE / EQUITABLE REIMBURSEMENT

Wife was entitled to have Husband pay her back the \$96,000 she contributed to paying off his pre-marital mortgage when the marital assets were insufficient to compensate her for her contribution.

FAMILY LAW / DIVORCE/ ALIMONY PENDENTE LITE

APL is an order for temporary support granted to a spouse during the pendency of a divorce or annulment proceeding. APL is designed to help the dependent spouse maintain the standard of living enjoyed while living with the independent spouse. APL is also based on the need of one party to have equal financial resources so to be on equal footing with the other spouse during the litigation of the divorce.

FAMILY LAW / DIVORCE/ EQUITABLE DISTRIBUTION

Husband’s argument that he was entitled to a credit for his payments on Wife’s home that he and the parties’ children resided in was without merit. Husband was not entitled to a greater portion of the marital estate for paying the mortgage on a house in which he and his family lived and derived benefit.

FAMILY LAW / DIVORCE / EQUITABLE DISTRIBUTION

The trial court properly rejected Husband’s argument that his status as sole income earner should be afforded more weight in determining the equitable distribution of the marital estate in light of Wife’s own contributions in staying home to raise their children.

NON-PRECEDENTIAL DECISION – SEE SUPERIOR COURT I.O.P. 65.37

JOSEPH L. TOPEL, Appellant

v.

OLIVIA J. TOPEL, Appellee

IN THE SUPERIOR COURT OF PENNSYLVANIA

No. 1211 WDA 2017

No. 1283 WDA 2017

Appeal from the Decree Entered July 31, 2017
in the Court of Common Pleas of Erie County
Civil Division, at No(s): 12544-2012

BEFORE: BENDER, P.J.E, SHOGAN, and STRASSBURGER, * JJ.

MEMORANDUM BY STRASSBURGER, J.:

FILED APRIL 13, 2018

Joseph L. Topel (Husband) appeals from the July 31, 2017 divorce decree that, *inter alia*, provided for the equitable distribution of the marital assets of Husband and Olivia J. Topel (Wife).¹ We affirm.

Husband and Wife began their relationship in Virginia. The parties each had a child from a prior marriage, and they had two children together. The parties decided to move to Pennsylvania, and Wife purchased a house in Waterford in January 2007, where they ultimately resided together with their children.

The parties married in February 2008. It was Husband's fourth marriage, Wife's third. They sold their respective residences in Virginia, with Wife contributing \$96,000 to Husband to enable him to pay off his mortgage, which had an outstanding balance greater than the market value of the property. Wife was a stay-at-home mother during the marriage until she resumed working outside the home in August 2011. Husband and Wife separated in February 2012.

Husband filed for divorce in July 2012; Wife filed for economic support and was awarded alimony *pendente lite* (APL). As the trial court aptly noted, this litigation now has lasted far longer than the marriage, with rounds of master hearings, exceptions, an interlocutory appeal and cross-appeal quashed by this Court *sua sponte*,² and now the instant timely-filed appeal. As Husband and the trial court have complied with Pa.R.A.P. 1925, this Court will address the following questions raised by Husband.

I. Whether the lower court erred in entertaining a division of marital assets and issuing an order regarding same in light of the fact that no valid decree in divorce was entered prior to the distribution of marital property by the court.

¹ Wife filed a cross-appeal at 1283 WDA 2017 which this Court *sua sponte* consolidated with Husband's appeal. However, Wife has decided not to pursue arguments for reversal of the trial court's rulings, and instead supports affirmance. Wife's Brief at 2.

² Order, 1/13/2017, filed in both 1864 WDA 2016 (Husband's appeal) and 1923 WDA 2016 (Wife's cross-appeal).

* Retired Senior Judge assigned to the Superior Court.

II. Whether the lower court erred in its application of the factors enumerated in the divorce code and in its application of the doctrine of equitable reimbursement thereby failing to equitably divide the marital estate.

III. Whether the lower court erred in refusing to terminate the APL order requiring husband to pay [APL] through the appeal process and upon any remand.

Husband's Brief at 8 (suggested answers and unnecessary capitalization and emphasis omitted).

Husband first contends that the master and trial court lacked jurisdiction to take evidence or address in any way the equitable distribution of the marital property before the divorce decree had been entered. Husband's Brief at 25-27. In support, Husband cites several cases for the proposition that there can be no equitable distribution of marital property outside the context of divorce proceedings. Husband's Brief at 25 (citing, *inter alia*, **Drumheller v. Marcello**, 505 A.2d 305, 306 (Pa. Super. 1986), *rev'd*, 532 A.2d 807 (Pa. 1987)).

Husband is correct that a trial court's jurisdiction to distribute property flows from its power to terminate marriages in divorce, as "[e]quitable distribution is an incident of divorce, not marriage." **Campbell v. Campbell**, 516 A.2d 363, 366 (Pa. 1986). However, that does not mean that a court in which divorce proceedings are pending is unable to take any action on the economic claims until after the divorce decree is entered.

Trial courts are "empowered to make equitable distribution **contemporaneously with** or subsequent to a decree in divorce." **Waddington v. Waddington**, 624 A.2d 657, 660 (Pa. Super. 1993) (citation and internal quotation marks omitted; emphasis added). It follows that, in order for the economic claims to be resolved contemporaneously with the entry of the divorce decree, the court may entertain proceedings concerning the economic issues prior to the entry of that decree. Indeed, our Supreme Court has entertained the merits of an appeal from an interlocutory "predivorce decree distributing marital property" after the distribution was rendered final by the subsequent entry of the divorce decree. **Campbell**, 516 A.2d at 366.

Here, the trial court entered the divorce decree on July 31, 2017, expressly incorporating therein the scheme of division of marital property that it had found to be equitable in a memorandum and order dated November 9, 2016. While the distribution order had been interlocutory before the entry of the decree, which is why this Court quashed the earlier appeal from that order, the order of equitable distribution was properly rendered final and appealable as of July 31, 2017. Husband's first issue is meritless.

Husband next contends that the trial court failed to apply properly the statutory factors applicable to determining the distribution of marital property, resulting in an inequitable distribution. Husband's Brief at 27. He also argues that his having to pay Wife equitable reimbursement "is not fair." *Id.* at 50.

We consider Husband's arguments mindful of the following.

A trial court has broad discretion when fashioning an award of equitable distribution. Our standard of review when assessing the propriety of an order effectuating the equitable distribution of marital property is whether the trial court abused its discretion by a misapplication of the law or failure to follow proper legal procedure. We do not lightly

find an abuse of discretion, which requires a showing of clear and convincing evidence. This Court will not find an abuse of discretion unless the law has been overridden or misapplied or the judgment exercised was manifestly unreasonable, or the result of partiality, prejudice, bias, or ill will, as shown by the evidence in the certified record. In determining the propriety of an equitable distribution award, courts must consider the distribution scheme as a whole. We measure the circumstances of the case against the objective of effectuating economic justice between the parties and achieving a just determination of their property rights.

Reber v. Reiss, 42 A.3d 1131, 1134 (Pa. Super. 2012) (quoting *Biese v. Biese*, 979 A.2d 892, 895 (Pa. Super. 2009)).

In fashioning an equitable distribution award, the trial court must consider, at a minimum, the eleven factors set forth in 23 Pa.C.S.[] § 3502.... These factors require the trial court to consider the relative economic positions of the parties and the nature of the parties' relationship. The section 3502 factors are not a simple formula, rather they serve as a guideline for consideration. The facts of a particular case mandate how the section 3502 factors will be applied.

Gates v. Gates, 933 A.2d 102, 105 (Pa. Super. 2007). The factors enumerated in section 3502 are as follows.

- (1) The length of the marriage.
- (2) Any prior marriage of either party.
- (3) The age, health, station, amount and sources of income, vocational skills, employability, estate, liabilities and needs of each of the parties.
- (4) The contribution by one party to the education, training or increased earning power of the other party.
- (5) The opportunity of each party for future acquisitions of capital assets and income.
- (6) The sources of income of both parties, including, but not limited to, medical, retirement, insurance or other benefits.
- (7) The contribution or dissipation of each party in the acquisition, preservation, depreciation or appreciation of the marital property, including the contribution of a party as homemaker.
- (8) The value of the property set apart to each party.
- (9) The standard of living of the parties established during the marriage.

(10) The economic circumstances of each party at the time the division of property is to become effective.

(10.1) The Federal, State and local tax ramifications associated with each asset to be divided, distributed or assigned, which ramifications need not be immediate and certain.

(10.2) The expense of sale, transfer or liquidation associated with a particular asset, which expense need not be immediate and certain.

(11) Whether the party will be serving as the custodian of any dependent minor children.

23 Pa.C.S. § 3502(a).

We do not evaluate the propriety of the distribution order upon our agreement with the court[’s] actions nor do we find a basis for reversal in the court’s application of a single factor. Rather, we look at the distribution as a whole, in light of the court’s overall application of the [23 Pa.C.S. § 3502(a)] factors.... If we fail to find an abuse of discretion, the [o]rder must stand.

Lee v. Lee, 978 A.2d 380, 383 (Pa. Super. 2009) (quoting *Trembach v. Trembach*, 615 A.2d 33, 36 (Pa. Super. 1992)).

In the instant case, the master enumerated the statutory factors in the report filed March 1, 2016. Master’s Report, 3/1/2016, at 3-4. While not offering her findings in a factor-by-factor list, the master addressed and discussed at length the relevant information, covering the parties’ ages, offspring, and prior marriages; their educations, abilities, employment and incomes; their respective contributions to the marriage, financial and otherwise; and their separate and marital property. *Id.* at 4-10. Upon these findings, the master recommended a 52% (Wife) – 48% (Husband) scheme for dividing the property, with, *inter alia*, each party retaining his or her respective vehicle, personalty, and credit card debt; specific properties and accounts (or portions thereof) being awarded to each party; and Husband paying Wife \$46,000 “as additional equitable distribution,” payable in monthly installments. *Id.* at 11.

The trial court determined that the master’s “application of the § 3502(a) factors to the marital property in this case was appropriate, but fell short in terms of fairly compensating Wife for her contribution to the marriage.” Trial Court Opinion, 11/9/2016, at 14. The trial court thus ordered equitable reimbursement.

The courts of this Commonwealth have created the doctrine of “equitable reimbursement” as a method of compensating a spouse for his or her contribution to the marriage where the marital assets are insufficient to do so. ... [E]quitable reimbursement is nothing more than a method of compensating a spouse for that which is fairly due to him or her. Whether this compensation is achieved via equitable distribution, or via “equitable reimbursement” as it is when there is insufficient marital property available to compensate the spouse, the result is the same.

Schenk v. Schenk, 880 A.2d 633, 640-41 (Pa. Super. 2005) (citing *Zullo v. Zullo*, 613 A.2d 544 (Pa. 1992), and *Bold v. Bold*, 574 A.2d 552 (Pa. 1990)).

The trial court offered the following explanation for the propriety of equitable reimbursement in the instant case.

First, Wife contributed funds to the marriage that far exceeded Husband's contributions. Specifically, Wife contributed funds to help get Husband out from debt. Husband was "upside down" on his premarital Virginia Home because the Virginia Home only sold for \$520,000.00, which was less than what Husband owed on the mortgage. Accordingly, Husband needed \$95,560.27 to complete the sale. These funds were supplied by Wife. Wife refinanced and increased the mortgage on her premarital Dunn Valley Road Home by more than \$75,000.00 and provided \$20,000.00 of her cash to Husband so Husband could sell his Virginia Home. After a marriage of less than four years, the parties separated. At the time of separation, Husband was free and clear of his Virginia Home because of Wife's assistance. However, Wife is compelled to continue paying the mortgage she had refinanced for Husband's benefit. As a result, it is Wife [who] is now de facto paying for Husband's devalued Virginia Home. Husband received this benefit, but Wife not only did not receive a benefit, she incurred more debt for Husband's benefit. Out of fairness to Wife, Wife must be compensated for her contribution that enabled Husband to eliminate a premarital debt.

Second, marital assets are insufficient to compensate Wife for her contribution. As indicated by the Master in her Supplemental Report, the marital estate only totaled \$75,319.00. The marital estate was therefore smaller than the \$96,000.00 that Wife had contributed to Husband to sell his Virginia Home. Where marital assets are insufficient to compensate a spouse, equitable reimbursement is appropriate. Actually, although the marital estate was valued at \$75,319.00, it was [] smaller than that because Husband cashed two marital assets [valued at \$22,400.00 total] post separation and Wife received none of these assets. ... Clearly, the parties' marital estate was insufficient to compensate Wife for her \$96,000.00 contribution.

Since Wife contributed funds to Husband and the marital assets were insufficient to compensate Wife for her contribution, equitable reimbursement [of \$96,000 to Wife] is appropriate in this case. ...

Trial Court Opinion, 11/9/2016, at 19-20 (citations and footnote omitted).

In seeking to have this Court award him relief, Husband complains that the master did not designate the \$96,000 award to Wife as equitable reimbursement rather than equitable distribution, and that it "is clear that the [trial] court suggested to the [m]aster that her distribution scheme regarding the \$96,000[] was equitable reimbursement to compensate Wife for the contribution of the funds from Wife to Husband regarding the sale of his premarital home." Husband's Brief at 44.

Husband cites no authority to suggest that the above constitutes reversible error. As discussed above, our role is to determine whether the trial court erred or abused its discretion in adopting the equitable distribution that was ultimately ordered. *Reber*, 42 A.3d at 1134. Husband has failed to persuade us that the trial court's proper classification of the \$96,000

as equitable reimbursement after the master did not so designate it warrants any relief from this Court.

Husband also maintains that the master failed to consider that Wife was the one who insisted that Husband sell his Virginia home, and that Husband had made contributions to Wife's pre-marital property during the marriage. *Id.* at 44-45. Husband points out that he was the one making all of the payments and financial contributions to the family for the majority of the marriage, because he "was the sole bread-winner from the date of the marriage until August of 2011, when Wife secured employment." *Id.* at 50-51.

Husband filed an exception concerning the master's failure consider his payments on Wife's Pennsylvania home. As Husband and the parties' children resided in that home during the marriage, the trial court rejected his argument, finding "Husband is not entitled to any form of credit for paying the mortgage on a house in which he and his family lived and derived benefit." Trial Court Opinion, 11/9/2016, at 23. Husband offers no authority to convince us that the trial court's ruling was improper.

Husband's argument on this point also utterly devalues Wife's contribution to the family during that time of raising the parties' two children. The trial court acted within its discretion in weighing the different contributions of Husband and Wife to the marriage. *See, e.g., Fonzi v. Fonzi*, 633 A.2d 634, 638 (Pa. Super. 1993) (rejecting the husband's argument that he should have received "a greater share of the marital estate because of his employment efforts" where the trial court had "recognized the substantial contribution of wife as homemaker" in bearing "the entire burden" of rearing the parties' children).

In essence, Husband's argument mainly consists of his offering his own analysis of the statutory factors as the proper one, asking this Court to reweigh the evidence to reach his desired result. That we will not do. *Busse v. Busse*, 921 A.2d 1248, 1260 (Pa. Super. 2007) ("The weight to be given to the[] statutory factors depends on the facts of each case and is within the court's discretion. We will not reweigh them.") (internal citations and quotation marks omitted)).

The record shows that the trial court considered the relevant information, and determined that the equitable result of this short marriage was to split the marital property nearly in half, and to have Husband pay Wife back the \$96,000 she contributed to paying off his pre-marital mortgage. Because Husband has failed to establish that the trial court's order is the result of any error of law or evidence of partiality, prejudice, bias, or ill-will on the part of the trial court contained in the record, we will not disturb the equitable distribution order. *Accord Twilla v. Twilla*, 664 A.2d 1020 (Pa. Super. 1995) (holding monthly equitable reimbursement payments were appropriate to compensate wife for husband's dissipation of equity in the home).

With his last issue, Husband claims that the trial court erred in requiring Husband to continue paying APL throughout the appeal process. Husband's Brief at 52.

We review APL awards under an abuse of discretion standard. APL is an order for temporary support granted to a spouse during the pendency of a divorce or annulment proceeding. APL is designed to help the dependent spouse maintain the standard of living enjoyed while living with the independent spouse. Also, and perhaps more importantly, APL is based on the need of one party to have equal financial resources to pursue a divorce proceeding when, in theory, the other party has major assets which are the financial sinews of domestic warfare.

Carney v. Carney, 167 A.3d 127, 134 (2017) (internal citations and quotation marks omitted).

The award of APL is not dependent upon the status of the parties but on the state of the litigation. This means, in theory, that the APL terminates at the time of divorce which usually concludes the litigation. However, a divorce is not final for purposes of APL until appeals have been exhausted and a final decree has been entered. Thus, while APL typically ends at the award of the divorce decree, which also should be the point at which equitable distribution has been determined, if an appeal is pending on matters of equitable distribution, despite the entry of the decree, APL will continue throughout the appeal process and any remand until a final [o]rder has been entered.

DeMasi v. DeMasi, 597 A.2d 101, 104 (Pa. Super. 1991) (emphasis omitted).

Here, Husband does not challenge the amount of APL awarded by the trial court. Rather, Husband argues that, with child support, past alimony payments, individual assets, and an award of \$10,000 in counsel fees, the financial resources of the parties have already been “sufficiently equalize[d].” Husband’s Brief at 53.

The trial court disagreed, observing that, while Wife has received substantial APL payments over the years that this case has been litigated, she nonetheless still has a lower earning capacity than Husband, and this divorce litigation has been long and complex. Trial Court Opinion, 7/3/2017, at 6. Further, Husband’s litigation choices have dragged this case out, with the proliferation of issues litigated. *See, e.g.*, Trial Court Opinion, 11/9/2016, at 21-31 (addressing Husband’s twenty exceptions and six additional exceptions to the master’s report). It appears that Husband is making good on his statement, made when Wife filed for APL, that “he would make sure that he cost [Wife] every penny that he paid [her]....” N.T. Master’s Hearing, 8/3/2015, at 95. Under these circumstances, we discern no abuse of the trial court’s discretion in holding that Husband has failed to show that early termination of APL was warranted. **Carney**, 167 A.3d at 135 (“It is the burden of the party seeking to modify an order of support to show by competent evidence that a change of circumstances justifies a modification.”).

Decree affirmed.

Judgment Entered.

/s/ **Joseph D. Seletyn, Esq.**

Joseph D. Seletyn, Esq.

Prothonotary

Dated: 4/13/2018

Join us for the

2018 ERIE COUNTY BAR ASSOCIATION ANNUAL CHARITY GOLF TOURNAMENT

Thursday, June 21st • 11:00 a.m. Registration • 12:00 p.m. Shotgun Start
Venango Valley Inn & Golf, 21217 US 19, Venango, PA 16440

Benefits Erie County Law Foundation Programs including the Chief Justice Samuel J. Roberts Scholarship Fund

Schedule of events: 11:00 a.m. - Registration
12:00 p.m. - **Shotgun Start**
4:30 p.m. - Cocktails
5:00 p.m. - Dinner (Entrée choice: Charcoal Grilled
Strip Steak or Charcoal Grilled Chicken Breast)
Immediately Following Dinner: Awards
presentation and 50/50 winner drawing!

Trophies and awards: ECBA Low Gross (male/female)
John E. Britton Trophy (low net)
Will J. Schaaf Senior Trophy (low net age 60+)
Team Scramble
Closest to the Pin (male/female)
Longest Drive (male/female)
Longest Putt (male/female)

About the course:

Just a short drive from Erie, Venango Valley was constructed in 1968 by Kemp and Erath. Paul Erath, the construction supervisor for Arnold Palmer's Laurel Valley Golf Course in Latrobe PA, brought his skill and experience gained from working with the great Arnold Palmer to design and build Venango Valley. This mature, well groomed course offers both wooded and open fairways, a number of strategically placed sand bunkers and large, challenging greens. The superb layout of the course provides ample tests of skill, but also lends itself to an enjoyable round for golfers of all levels.



Cost: \$79 per player

**Includes greens fee, half cart, hot dogs at registration,
on-course beverages, and dinner following the tournament!**

Reservations are due to the ECBA office by Friday, June 8.

Participants are responsible for forming their own foursomes.

*Please don't submit the name(s) of your foursome until you have confirmed that they will be joining your group.

Play as an individual golfer or in the optional scramble

Online!
REGISTRATION
Available at
www.eriebar.com

**BANKRUPTCY NOTICE
OF SALE**

NOTICE of Bankruptcy Hearing June 7, 2018 at 11:30 a.m. at Bankruptcy Courtroom, U.S. Courthouse, 17 S. Park Row, Erie PA to approve PUBLIC AUCTION SALES. Objections due June 4, 2018. In Re: MATTOCKS FIVE INC. BKY# 18-10201-TPA. Notice of Proposed Public Sale: Auctions to be held Friday, July 6th and Saturday, July 7th, 2018 at Debtor's Waterford, Albion, Meadville & Titusville locations by Pennington Auctions (724) 657-4413. Assets are "AS IS, WHERE IS". Assets: Real Estate: multiple parcels with reserve, and Personal property: inventory, supplies, equipment, office furniture, van, 2 F-550 trucks & Intn'l Truck. Terms and information available from auctioneer (above), www.jeffpennauctions.com, auctionzip.com or www.pawb.uscourts.gov/easi.htm.

June 1

**BANKRUPTCY NOTICE
OF SALE**

In re: Waddell, Teresa A., Case No. 17-10651-TPA
Real property situate in the City of Cranesville, Erie County, Pennsylvania
Address: 9121 Miller Road, Cranesville, PA consisting of a single family home on 10.51 (approx.) acres, Erie County Deed Book 262, Page 426
Sale Hearing to be held: June 21, 2018, 11:30 a.m.
Before Judge Thomas P. Agresti, U.S. Courthouse, Bankruptcy Court, 17 South Park Row, Erie, PA 16501.
Objections due by: June 11, 2018
Initial Offer: \$125,000.00
Higher and better offers will be considered at the hearing
Hand Money Required: \$2,000.00
Contact John C. Melaragno, Esq., 502 West Seventh Street, Erie, PA 16502, (814) 459-5557
For More Information: www.pawb.uscourts.gov/electronic-access-sales-information-easi

June 1

**ACTION TO QUIET TITLE
IN THE COURT OF COMMON
PLEAS OF ERIE COUNTY,
PENNSYLVANIA**

Civil Action

NO. 11050 - 2018

MICHAEL ANDREW CLEMENT,
Plaintiff

v.

ANNE DEBELLO, as heir of
Sandra DeBello, deceased, and the
heirs, executors, administrators and
personal representatives and all
persons claiming by, through, and
under Sandra DeBello, deceased,
and any and all unknown persons
found in possession of 920 West
16th Street, Erie, Pennsylvania,
Defendants

NOTICE

To: The heirs, executors,
administrators and personal
representatives and all persons
claiming by, through, and under
Sandra DeBello, deceased
Plaintiff is the owner of certain
real property located in the City of
Erie, Erie County, Pennsylvania,
identified as 920 West 16th Street,
Erie, Pennsylvania and bearing
Erie County Tax Index No. (16)
030-044.0-122.00. The defendants
may have some interest in the above
described property. Plaintiff has filed
this action to quiet title to the property
and seeks to bar the defendants from
ever asserting any right, title, interest,
lien or claim against the property.

NOTICE

You have been sued in court. 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
within twenty (20) days of the date
this notice is published. 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.**

Lawyers Referral Service
PO Box 1792
Erie, Pennsylvania 16507
(814) 459-4411

Monday - Friday 8:30 a.m. - noon
and 1:15 p.m. - 3:00 p.m.

Jenna Bickford, Esq.
PA I.D. No. 306653
MacDONALD, ILLIG, JONES
& BRITTON LLP
100 State Street, Suite 700
Erie, Pennsylvania 16507-1498
(814) 870-7762
Attorneys for Plaintiff, Michael
Andrew Clement

June 1

CHANGE OF NAME NOTICE

In the Court of Common Pleas of
Erie County, Pennsylvania 11330-18
Notice is hereby given that a Petition
was filed in the above named court
requesting an Order to change the
name of Naysa Danielle Marie Vernon
to Naysa Danielle Marie Leggett.

The Court has fixed the 2nd day
of July, 2018 at 3:15 p.m. in Court
Room G, Room 222, of the Erie
County Court House, 140 West 6th
Street, Erie, Pennsylvania 16501 as
the time and place for the Hearing
on said Petition, when and where all
interested parties may appear and
show cause, if any they have, why
the prayer of the Petitioner should
not be granted.

June 1

FICTITIOUS NAME NOTICE

Pursuant to Act 295 of December
16, 1982 notice is hereby given
of the intention to file with the
Secretary of the Commonwealth
of Pennsylvania a "Certificate of
Carrying On or Conducting Business
under an Assumed or Fictitious
Name." Said Certificate contains the
following information:

FICTITIOUS NAME NOTICE

1. Fictitious Name: Above and Beyond Spiritual Gift Shop and Boutique
2. Address of the principle place of business: 124 High St., Waterford, PA 16441
3. The real names and addresses, including street and number, of the persons who are parties to the registration: Kathleen D. Cowley and Charles D. Cowley, 12953 Washington Circle, Waterford, PA 16441
4. An application for registration of a fictitious name under the Fictitious Names Act was filed on or about: April 24, 2018

June 1

FICTITIOUS NAME NOTICE

Notice is hereby given, pursuant to the provisions of the Fictitious Names Act of Pennsylvania (54 Pa. C.S. Section 301 et. seq.), that an application for registration of a Fictitious Name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the Fictitious Name of CATS Property Maintenance Services, with its principal office or place of business at 6920 Sterrettania Road, Fairview, PA 16415. The names and addresses of all persons who are parties to the registration are: Craig S. Thompson, 6920 Sterrettania Road, Fairview, PA 16415.

June 1

FICTITIOUS NAME NOTICE

1. Fictitious Name: Impact Corry
2. The real name and address, including street and number, of the entity to the registration: Corry Community Development Corporation, 221 North Center Street, Corry, PA 16407
3. An application for registration of a fictitious name under the Fictitious Names Act was filed on January 22, 2018
Paul J. Carney, Jr., Esq.
224 Maple Ave.
Corry, PA 16407

June 1

INCORPORATION NOTICE

A.I.R Distribution, Inc., has been incorporated under the provisions of the Pennsylvania for Profit Corporation Law of 1988.

Thomas J. Ruth, Esq.
224 Maple Ave.
Corry, PA 16407

June 1

INCORPORATION NOTICE

Notice is hereby given that BALANCE GD, INC has been incorporated under the provisions of the 1988 Pennsylvania Business Corporation Law.

Scott L. Wallen, Esq.
MacDonald, Illig, Jones
& Britton LLP
100 State Street, Suite 700
Erie, PA 16507-1459

June 1

INCORPORATION NOTICE

Creek and Kennel Outfitters, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

June 1

LEGAL NOTICE

THE SCHOOL DISTRICT
CITY OF ERIE, PA

Dr. James E. Barker Leadership Center, 148 West 21st Street, Erie, PA 16502

The School District of the City of Erie, PA, 148 West 21st Street, Erie, PA 16502 will receive SEALED BIDS for Bid on FOUR (4) BLUE BIRD GASOLINE POWERED 72-PASSENGER VISION CONVENTIONAL SCHOOL BUSES or approved equals up to Friday, June 8, 2018, at 1:30 p.m., at which time they will be opened in the Board Room, in accordance with the bid forms and specifications to be obtained from the Purchasing Department.

May 25 and June 1

LEGAL NOTICE

IN THE MATTER OF PROCEEDINGS BY THE REDEVELOPMENT AUTHORITY OF THE CITY OF ERIE FOR
THE CONDEMNATION OF PROPERTY OF:

HOMETOWN REALTY SOLUTIONS, LLC; JULIA RIVERA; KATHLEEN O. MEHLER; MICHAEL C. & REBECCA L. JONES; DOUGLAS MELTER; JOHN J. GONDA; K. REARICK, TRUSTEE, MIGOSA TRUST NO. 43; FRANK H. DIX; DEMARCO LANDINGHAM; HAROLD & VERNICE SLOW; DELTA A. TERRY III & ROXANNE S. TERRY; ALEJANDRO J. VAZQUEZ & ALEJANDRA VARGAS; DAVID C. KING

OWNER(S) OR REPUTED OWNER(S)

IN THE COURT OF COMMON PLEAS OF ERIE COUNTY, PENNSYLVANIA

DOCKET NOS.: 11223-2018; 11222-2018; 11220-2018; 11215-2018; 11224-2018; 11219-2018; 11217-2018; 11216-2018; 11214-2018; 11213-2018; 11225-2018; 11221-2018; 11218-2018

EMINENT DOMAIN

NOTICE OF CONDEMNATION

In accordance with Section 305 of the Eminent Domain Code of 1964, Pa.C.S. § 305, the Redevelopment Authority of the City of Erie (the "Authority") hereby notifies the owner(s) or reputed owner(s) (hereinafter "Condemnee(s)"), and any mortgage holder and/or lienholder of record that:

1. The property referenced below has been condemned by the Authority for the purposes of elimination of blight and promotion of urban renewal and rehabilitation pursuant to its authority under the Urban Redevelopment Law at 35 P.S. §§ 1701, 1712, and 1712.1.
2. A Declaration of Taking was filed on the date referenced below in the Court of Common Pleas of Erie County, Pennsylvania at the term and number referenced below.
3. The filing of the Declaration of Taking and this Notice of Condemnation were authorized by Resolution of the Authority, adopted at a meeting on the date referenced below, and the Resolution may be examined at the office of the Authority set forth in Paragraph 5 below.
4. The Condemnee(s) and the Properties being condemned, including the docket numbers at which the Declarations of Taking were filed, are as follows:

Condemnee(s)	Mortgagee(s) or Lienholder(s) unable to be served	Address of Condemned Property	Tax Index Number of Condemned Property	Court Docket Number	Date of Public Meeting	Declaration of Taking Filing Date
Hometown Realty Solutions, LLC	Tammy M. Sigler Mark Louis Parker Maria L. Parker	534 East 8th St	14-010-016-0-135-00	11223-2018	4/9/18	5/7/18
Julia Rivera	PNC Bank	710 East 8th St	14-010-022-0-121-00	11222-2018	4/9/18	5/7/18
Kathleen O. Mehler	Marianne O' Day U.S. Dept of the Treasury (IRS)	706 West 10th St	16-030-040-0-121-00	11220-2018	4/9/18	5/7/18
Michael C. Jones Rebecca L. Jones	Northwest Bank Discover Bank Portfolio Recovery Associates Mortgage Electronic Registration	515 Myrtle St	17-040-008-0-126-00	11215-2018	4/9/18	5/7/18
Douglas Melter	Community Bank	441 East 5th St	14-010-014-0-110-00	11224-2018	4/9/18	5/7/18
John J. Gonda		616 East 13th St	15-020-033-0-321-00	11219-2018	4/9/18	5/7/18
K. Rearick, Trustee Migosa Trust No. 43	Portfolio Recovery Associates Calvary SPV I, LLC Midland Funding, LLC	1943 Buffalo Rd	18-051-026-0-109-00	11217-2018	4/9/18	5/7/18

ERIE COUNTY LEGAL JOURNAL

COMMON PLEAS COURT

LEGAL NOTICE

COMMON PLEAS COURT

Frank H. Dix		416 Cherry St	17-040-020-0-202-00	11216-2018	4/9/18	5/7/18
Demarco Landingham		2417 Parade St	18-050-019-0-220-00	11214-2018	4/9/18	5/7/18
Harold Slow Vernice Slow	Pleasant Ridge Manor Lutheran Home for the Aged	312 Walnut St	17-040-018-0-102-00	11213-2018	4/9/18	5/7/18
Delta A. Terry, III Roxanne S. Terry	Beneficial Consumer Discount Company Comm. Of PA Dept of Labor & Industry	911 West 7th St	17-040-028-0-110-00	11225-2018	4/9/18	5/7/18
Alejandro J. Vazquez Alejandra Vargas		750 East 8th St	14-010-022-0-133-00	11221-2018	4/9/18	5/7/18
David C. King	County of Erie Gary Baran	516 East 25th St	18-050-023-0-220-00	11218-2018	8/14/17	5/7/18

5. The Condemnor is the Redevelopment Authority of the City of Erie, whose offices are located at 626 State Street, Room 107, Erie, PA 16501.
6. The nature of the title acquired in and to the condemned property is fee simple title.
7. The Authority Condemnor has secured the payment of just compensation for the Condemnee(s) by the filing with the Declaration of Taking a bond, without surety, payable to the Commonwealth of Pennsylvania, for the use of the owner of the property interests condemned, the condition of which shall be that the Condemnor shall pay the damages determined by law as authorized by 26 Pa.C.S. § 303(a).
8. A detailed written offer of just compensation based on the fair market value of the condemned property, which amount compensates the Condemnee(s) for any loss sustained as a result of the condemnation of the property, has been prepared. Please contact Attorney Richard A. Blakely at Blakely & Blakely, LLC, 2701 Evanston Avenue, Suite 100, Erie, PA 16506, (814) 520-6754 during normal business hours to receive your written offer of just compensation and/or to review full copies of the Declaration of Taking and Notice of Condemnation.

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

REDEVELOPMENT AUTHORITY OF THE CITY OF ERIE

Richard A. Blakely, Esquire, Blakely & Blakely, LLC, 2701 Evanston Avenue, Suite 100, Erie, PA 16506 (814) 520-6754

June 1

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

**JUNE 22, 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

June 1, 8, 15

SALE NO. 1

**Ex. #10059 of 2018
MARQUETTE SAVINGS
BANK, Plaintiff**

v.

**DAVID A. WILL, JR. and JODI
LYNN WILL, Defendants**

DESCRIPTION

By virtue of a Writ of Execution filed at No. 2018-10059, Marquette Savings Bank vs. David A. Will, Jr. and Jodi Lynn Will, owners of property situate in the Township of Greene, Erie County, Pennsylvania being: 8122 Lake Pleasant Road, Erie, Pennsylvania.
Approx. 2.41 acres
Assessment Map Number: (25) 1-32-3
Assessed Value Figure: \$167,000.00

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

June 1, 8, 15

SALE NO. 4

**Ex. #12673 of 2017
LAKEVIEW LOAN
SERVICING, LLC, Plaintiff**

v.

**MARY E. BECKWITH,
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, being part of Purpart No. Six (6) of the Samuel Bar, A/K/A Samuel Barr, Estate, and being Lot No. 81 of the subdivision of said Purpart as made by Burton and Spaulding, and bounded and described as follows, to-wit:

Commencing at a point in the west line of Liberty Street, four hundred fifty (450) feet South of the south line of 26th Street; thence westwardly parallel to 26th Street, one hundred fifteen and ninety-three hundredths (115.93) feet to an alley; thence Southwardly parallel to Liberty Street, along said alley, forty (40) feet; thence Eastwardly parallel to 26th Street, one hundred fifteen and ninety-three hundredths (115.93) feet to the west line of Liberty Street; thence northwardly along the west line of Liberty Street, forty (40) feet to the place of beginning. Having erected thereon a two-story, two-family frame and sided dwelling.

BEING the same premises conveyed to Mary E. Beckwith from Michael F. Shugerts, single, Recorded 09/02/2008 as instrument# 2008-023482, Book 1518 and Page 0853 of Official Records
Parcel# 19060041030300
PROPERTY ADDRESS: 2714 -2716 Liberty Street aka 2714

Liberty 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

June 1, 8, 15

SALE NO. 5

**Ex. #10216 of 2018
BAYVIEW LOAN SERVICING,
LLC, Plaintiff**

v.

**THOMAS J. BULES,
Defendant(s)**

DESCRIPTION

ALL that certain piece or parcel of land situate in the City of Erie, County of Erie, and State of Pennsylvania, having a lots size of thirty (30) feet by seventy (70) feet, bearing Erie County Index Number 14-10-22-214, and being more commonly known as 721 East 7th Street, Erie, Pennsylvania.

Being the same premises conveyed to Thomas J. Bules by deed from Eastlake Development Corporation, dated 6/10/2002 and recorded 6/19/2002 in Book 891 page 1361
PROPERTY ADDRESS: 721 East 7th Street, Erie, PA 16503
KML Law Group, P.C.

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

June 1, 8, 15

SALE NO. 6

**Ex. #10412 of 2011
PNC MORTGAGE, A DIVISION
OF PNC BANK, NATIONAL
ASSOCIATION, Plaintiff**

v.

**WILLIAM D. LYONS,
Defendant(s)**

DESCRIPTION

All that certain piece or parcel of land situate in the CITY of Erie, County of Erie and State of Pennsylvania, and being part of Lot No. 878, in Block 63 and being more particularly bounded and described as follows, to-wit:
Beginning at a masonry nail in the south line of Ninth Street, one

hundred three and 86/100 (103.86) feet East of the east line of Raspberry Street; thence southwardly parallel with the east line of Raspberry Street and through the center of a party wall of premises known as 1051 and 1053 West Ninth Street, one hundred (100) feet to an iron pin; thence Eastwardly and parallel with the south line of Ninth Street, twenty and 04/100 (20.04) feet to an iron pin; thence Northwardly parallel with Raspberry Street, one hundred (100) feet to the south line of Ninth Street at an iron pin; thence Westwardly along the south line of Ninth Street, twenty and 04/100 (20.04) feet to masonry nail, the place of beginning.

The division line between the property hereby conveyed and the property located immediately west thereof passes through the center of the wall between the duplex dwelling located on the property hereby conveyed known as 1051 West Ninth Street and the duplex dwelling located on the lot immediately west thereof known as 1053 West Ninth Street, which wall is to be considered a party wall and the said grantees, their heirs and assigns shall have no right to remove or interfere with said wall, except by and with the consent of the adjoining party wall property owner or owners.

SAID premises have erected thereon a dwelling commonly known as 1051 West 9th Street, Erie, Pennsylvania, and being further identified by Erie County Assessment Index Number (16) 3052-110.

BEING the same premises Warranty Deed, dated 10/26/01, conveying from Mary R. Wagner, now by marriage, Mary R. Murray, unmarried widow to William D. Lyons, his successors and assigns, recorded 10/26/01, in Book 820, Page 0582, Instrument # 2001-040566.

Parcel# 16-3052-110
PROPERTY ADDRESS: 1051 West 9th Street, Erie, PA 16502

KML Law Group, P.C.
Attorney for Plaintiff
Suite 5000 - BNY Independence

Center, 701 Market Street
Philadelphia, PA 19106-1532
(215) 627-1322

June 1, 8, 15

SALE NO. 7

Ex. #12585 of 2015
NATIONSTAR MORTGAGE
LLC, Plaintiff

v.

DOUGLAS S. MILLS,

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:

Commencing at the point of intersection of the West line of Poplar Street and the North line of West Thirty-second Street; thence Northwardly along the West line of Poplar Street, thirty-five (35) feet to a point; thence Westwardly and parallel with West Thirty-second Street, 125.67 feet to an alley; thence Southwardly along said alley and parallel with Poplar Street, 35 feet to the North line of West Thirty-second Street; thence Eastwardly along the North line of West Thirty-second Street, 125.67 feet to the place of beginning; having erected thereon a dwelling commonly known as 2986 Poplar Street, Erie, Pennsylvania, and being further identified as Erie County Tax Parcel Index No. (19) 6042-100.

BEING the same premises conveyed to Douglas S. Mills by deed from Benjamin J. Bastow and Christa J. Bastow, husband and wife, dated 8/30/2005 and recorded 8/31/2005 in Book 1265 Page 1395
Parcel# (19) 6042-100

PROPERTY ADDRESS: 2986 Poplar 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

June 1, 8, 15

SALE NO. 8

Ex. #13479 of 2017
LAKEVIEW LOAN

SERVICING, LLC, Plaintiff
v.
CHARLENE PRODY,
HERBERT L. PRODY, JR.,
Defendant(s)
DESCRIPTION

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

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

Beginning at the Southwest corner of Smith and Wright Streets; Thence along the West line of Wright Street, South one hundred (100) feet to a point; Thence on a line parallel with Smith Street, West one hundred (100) feet to a point in the East line of a fifteen (15) feet alley; Thence along the East line of said fifteen (15) feet alley, North one hundred (100) feet to a point in the South line of Smith Street; Thence along the South line of Smith Street, East, one hundred (100) feet to the place of beginning.

Being the same premises conveyed to Herbert L. Prody, Jr. and Charlene Prody, husband and wife, as tenants by the entireties, with the right of survivorship from David A. Johnson and Dorothy J. Johnson, husband and wife. Recorded: October 26, 2010 as Instrument Number 2010-026571, of Official Records.

Parcel# 06-022-097.0-002.00
PROPERTY ADDRESS: 116 East Smith 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

June 1, 8, 15

SALE NO. 9

Ex. #12606 of 2017
CU MEMBERS MORTGAGE,
A DIVISION OF COLONIAL
SAVINGS F.A., Plaintiff
v.
BRIAN D. SHARP AKA BRIAN
SHARP, Defendant(s)

DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the Township of Lawrence Park, County of Erie and Commonwealth of Pennsylvania, bounded and described as follows, to-wit: BEING Lot No. 32 in Block 170 of the LAWRENCE PARK REALTY COMPANY plot or portions of Tract No. 247 and 246 as found in Erie County Map Book 2, pages 12 and 13.

Having erected thereon a single family frame dwelling and garage commonly known as 1048 Smithson Avenue, Erie, PA 16511 and bearing Erie County Tax Index No. (29) 15-60-27.

BEING the same premises conveyed to Brian D. Sharp, sole owner by deed from Kevin P. Eyerly, dated 5/4/2012 and recorded 5/4/2012 as Instrument Number 2012-011331 PARCEL# 29-015-0600-02700

PROPERTY ADDRESS: 1048 Smithson Avenue, Erie, PA 16511
KML Law Group, P.C.
Attorney for Plaintiff
Suite 5000 - BNY Independence Center, 701 Market Street Philadelphia, PA 19106
(215) 627-1322

June 1, 8, 15

SALE NO. 10

Ex. #12828 of 2017
AMERIHOM MORTGAGE COMPANY, LLC, Plaintiff

v.

MATTHEW H. WRIGHT, SUSAN T. WRIGHT, Defendant(s)

DESCRIPTION

ALL THAT CERTAIN piece or parcel of land situate in the township of Greenfield, County of Erie and Commonwealth of Pennsylvania bounded and described as follows, to-wit: BEGINNING at an iron pin in the center line of German Road located 1,293.5 feet North of the intersection of the centerlines of German Road and Rich Hill Road; thence West, passing over an iron pin at 25 feet, a total distance of 1,320.25 feet to an iron pin and the land now or formerly of Matthew Stoops, et ux; thence North, along the property now or formerly of

Stoops, 505.00 feet to an iron pin located on the southerly boundary of lands now or formerly of Fred R. Lee, et ux; thence East 1,320.25 feet along the property now or formerly of Lee, passing over an iron pin at the distance of 1,295.25, to an iron pin in the centerline of German Road; thence South along the centerline of German Road, 505.00 feet to an iron pin, being the point and place of beginning. Containing 15,106 acres and designated Parcel 'A' on the plan for the Harold Anderson, et ux. Subdivison recorded in Erie County Map No 1997-5.

Said premises more commonly known as 9890 German Road, North East, Pennsylvania 16428 and bearing Erie County Tax Index No. (26) 3-11-11.01.

Subject to all prior grants and reservations of coal, oil, gas and mining rights, as may appear in prior instruments of record.

Being the same premise conveyed to Matthew H. Wright and Susan T. Wright, husband and wife, as tenants by the entirety by deed from Leonard R. Kriegisch, Jr. and Stephanie Ann Kriegisch, husband and wife, dated 12/28/2016 and recorded 12/29/2016 as Instrument No. 2016-028412

Parcel# 26003011001101
PROPERTY ADDRESS: 9890 German Road, North East, PA 16428
KML Law Group, P.C.
Attorney for Plaintiff
Suite 5000 - BNY Independence Center, 701 Market Street Philadelphia, PA 19106
(215) 627-1322

June 1, 8, 15

SALE NO. 11

Ex. #13089 of 2017
PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff

v.

TISA NELSON, Defendant
DESCRIPTION

By virtue of a Writ of Execution No. 2017-13089, PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. TISA NELSON, Defendant
Real Estate: 2412 EAST 43RD

STREET, ERIE, PA 16510
Municipality: City of Erie
Erie County, Pennsylvania
Dimensions: 60 x 120
See Deed Book 1253 / 1004
Tax I.D. (18) 5254-102
Assessment: \$22,400 (Land)
\$53,170 (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

June 1, 8, 15

SALE NO. 12

Ex. #12397 of 2017
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff

v.

JONATHAN D. PFISTER, Defendant
DESCRIPTION

By virtue of a Writ of Execution No. 2017-12397, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. JONATHAN D. PFISTER, Defendant
Real Estate: 2822 RASPBERRY STREET, ERIE, PA 16508
Municipality: City of Erie
Erie County, Pennsylvania
Dimensions: 40 x 90
See Deed Book 1412 / 0727
Tax I.D. (19) 6218-101
Assessment: \$15,800 (Land)
\$57,500 (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

June 1, 8, 15

SALE NO. 14

Ex. #10136 of 2018
Finance of America Reverse, LLC, Plaintiff

v.

CHARLES R. BAKER,

Defendant(s)

DESCRIPTION

ALL THAT CERTAIN LOT OF LAND SITUATE IN FAIRVIEW TOWNSHIP, ERIE COUNTY, PENNSYLVANIA: BEING KNOWN AS 3318 Millfair Road, Erie, PA 16506
 PARCEL NUMBER: 21059083002500
 IMPROVEMENTS: Residential Property
 Nicole LaBletta, Esquire
 PA ID 202194
 Attorney for Plaintiff
 Udren Law Offices, P.C.
 Woodcrest Corporate Center
 111 Woodcrest Road, Suite 200
 Cherry Hill, NJ 08003-3620
 856-669-5400

June 1, 8, 15

SALE NO. 15

Ex. #10098 of 2018

KeyBank, N.A. successor by merger to First Niagara Bank, Plaintiff

v.

CHAD T. BENTLEY, SHELLY A. BENTLEY, Defendant(s)

DESCRIPTION

ALL THAT CERTAIN LOT OF LAND SITUATE IN MILLCREEK TOWNSHIP, ERIE COUNTY, PENNSYLVANIA: BEING KNOWN AS 4144 Alison Ave., Erie, PA 16506
 PARCEL NUMBER: 33-092-376.0-070.28
 IMPROVEMENTS: Residential Property
 Elizabeth L. Wassall, Esq.
 PA ID 77788
 Attorney for Plaintiff
 Udren Law Offices, P.C.
 Woodcrest Corporate Center
 111 Woodcrest Road, Suite 200
 Cherry Hill, NJ 08003-3620
 856-669-5400

June 1, 8, 15

SALE NO. 16

Ex. #10813 of 2017

Nationstar Mortgage LLC, Plaintiff

v.

CHRISTINE HILLSTROM, Defendant(s)

DESCRIPTION

ALL THAT CERTAIN LOT OF LAND SITUATE IN WAYNE TOWNSHIP, ERIE COUNTY, PENNSYLVANIA: BEING KNOWN AS 18633 Russell Road, Corry, PA 16407
 PARCEL NUMBER: 49-15-40-2
 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

June 1, 8, 15

SALE NO. 17

Ex. #10249 of 2018

Pennsylvania Housing Finance Agency, Plaintiff

v.

Kristopher Bidwell, Defendant

DESCRIPTION

By virtue of a Writ of Execution filed to No. 10249-18, Pennsylvania Housing Finance Agency v. Kristopher Bidwell, Owner(s) of property situated in City of Erie, Erie County, Pennsylvania, being 2631 Cochran Street, Erie, PA 16508
 ALL that certain piece of land situate in the City of Erie, County of Erie and State of Pennsylvania, being Lot Number Fourteen (14) in W. S. Brown Subdivision of a part of Reserve Tract Number 30, in the said City of Erie, according to a plot of said Subdivision as recorded in the Recorder's Office of Erie County, Pennsylvania, in Deed Book Number 40, page numbers 139 and 140; said lot having a frontage of thirty-four (34) feet on the east line of Cochran Street and running thence easterly at right angles to Cochran Street to a uniform depth of one hundred forty-two (142) feet. Having erected thereon a two-story frame dwelling and garage known as 2631 Cochran Street, Erie, Pennsylvania. Bearing Erie County Tax Index Number (19) 6050-133. BEING the same premises conveyed to Party of the First Part

by deed dated January 9, 2007 and recorded January 11, 2007 in Erie County Record Book 1388, page 1335.
 Assessment Map number: 19-060-050.0-133.00
 Assessed Value figure: \$67,000.00
 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

June 1, 8, 15

SALE NO. 18

Ex. #13087 of 2015

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

v.

Charles R. Caskey and Christine A. Caskey, Defendant

DESCRIPTION

By virtue of a Writ of Execution filed to No. 2015-13087, Federal National Mortgage Association ("Fannie Mae") v. Charles R. Caskey and Christine A. Caskey, Owner(s) of property situated in City of Erie, Erie County, Pennsylvania, being 2939 Zimmerman Road, Erie, PA 16510
 All that certain piece or parcel of land situate, lying and being in Reserve Tract 55, in the City of Erie, County of Erie and State of Pennsylvania, bounded and described as follows:
 BEGINNING at the southernmost corner of land herein described, a point in the center line of Zimmerman Road, the corner common to land of Henry A. Tillman, formerly, now Louise Tillman, (widow), distant six hundred eighty-two and 36/100 (682.36) feet, north forty-seven (47) degrees fifty-nine (59) minutes west along the center line of said Road from a City landmark at an angle in said center line, said angle being a corner of land conveyed to Elam L. Caskey by Deed recorded in Erie County Deed Book 157,

page 163; thence north forty-seven (47) degrees fifty-nine (59) minutes west along the center line of Zimmerman Road, ninety-five and 17.100 (95.17) feet to a point in said center line; thence north forty-one (41) degrees fifty-six (56) minutes east along the southeast line of land conveyed by Raymond C. Caskey and Florence C. Caskey, his wife, to Jean E. Banaszek and Harry E. Banaszek, his wife, by Deed dated September 3, 1954, at twenty-five (25.0) feet passing in line an iron pipe, in all one hundred thirty-one and 50/100 (131.50) feet to an iron pipe; thence north thirty-three (33) degrees thirty-seven (37) minutes east, continuing along the southeast line of said land conveyed to Jean E. Banaszek and Harry E. Banaszek, her husband, three hundred eighty-three and 85/100 (383.85) feet to an iron pipe in the south right of way line of the Pennsylvania Railroad; thence south eighty-three (83) degrees thirty-four (34) minutes east along said Railroad right of way line, eighty-four and forty-nine hundredths (84.49) feet to an old iron pin in said right of way line; thence south, thirty-three (33) degrees thirty-seven (37) minutes west along the northwesterly line of land conveyed to Henry A. Tillman by Deed recorded in Erie County Deed Book 152, page 725, now owned by Louisa Tillman heirs, at five hundred forty-one and twelve hundredths (541.12) feet, passing in line an iron pin in the northeasterly right of way line of Zimmerman Road, in all five hundred sixty-six and thirty-nine hundredths (566.39) feet to the place of beginning. Having erected thereon a two story frame dwelling house and two car garage, known as 2939 Zimmerman Road, Erie, Pennsylvania. Being the same premises conveyed to parties of the first part herein by Deed recorded in Erie County Deed Book 1051, page 113 on August 23, 1971. Assessment Map number: 18-051-022.0-103.00 Assessed Value figure: \$93,030.00 Improvement thereon: Residential Dwelling

MARTHAE.VONROSENSTIEL,PC.
Martha E. Von Rosenstiel, Esq /
No 52634
Heather Riloff, Esq / No 309906
Tyler J. Wilk, Esq / No 322247
649 South Ave, Ste 7
Secane, PA 19018
(610) 328-2887

June 1, 8, 15

SALE NO. 19

Ex. #10227 of 2018
Erie Federal Credit Union,
Plaintiff

v.

Christine A. May, Defendant
DESCRIPTION

By virtue of a Writ of Execution filed to No. 10227-18, Erie Federal Credit Union v. Christine A. May, Owner(s) of property situated in City of Erie, Erie County, Pennsylvania, being 3964 Zimmerman Road, Erie, PA 16510

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 part of Tract 58 and being Lot No. 1 of Block A of Northview Heights Subdivision, all as will more fully appear in Erie County Map Book 6 at page 94. Being commonly known as 3964 Zimmerman Road, Erie, Pennsylvania. Bearing Erie County Index Number (18) 5258-417.

Being the same premises conveyed to the parties of the first part herein by a deed recorded on September 15, 1975 in Erie County Deed Book 1172 at page 132.

Assessment Map number: 18-052-058.0-417.00

Assessed Value figure: \$76,470.00
Improvement thereon: Residential Dwelling

MARTHAE.VONROSENSTIEL,PC.
Martha E. Von Rosenstiel, Esq /
No 52634
Heather Riloff, Esq / No 309906
Tyler J. Wilk, Esq / No 322247
649 South Ave, Ste 7
Secane, PA 19018
(610) 328-2887

June 1, 8, 15

SALE NO. 20
Ex. #10079 of 2018
WELLS FARGO BANK, N.A.,
Plaintiff

v.

Nicholas R. Jaraczewski,
Defendant

DESCRIPTION

By virtue of a Writ of Execution filed to No. 2018-10079, WELLS FARGO BANK, N.A. vs. Nicholas R. Jaraczewski, owners of property situated in Erie City, Erie County, Pennsylvania being 1148 W 39th Street, Erie, PA 16509

1092 Square Feet, 0.1240 Acres
Assessment Map number:
19061029022900

Assessed Value figure: \$75,300.00
Improvement thereon: Residential Dwelling

Roger Fay, Esquire
1 E. Stow Road
Marlton, NJ 08053
(856) 482-1400

June 1, 8, 15

SALE NO. 21

Ex. #13116 of 2015
Wilmington Savings Fund
Society, FSB, as trustee of
Stanwich Mortgage Loan Trust
A, Plaintiff

v.

Estate of Francis Kowalski a/k/a
Francis L. Kowalski a/k/a Frank
L. Kowalski, Deceased, Gerard
G. Kowalski, solely as heir of the
Estate of Francis Kowalski a/k/a
Francis L. Kowalski a/k/a Frank
L. Kowalski, Deceased, Michelle
F. Kowalski, solely as heir of
the Estate of Francis Kowalski
a/k/a Francis L. Kowalski a/k/a
Frank L. Kowalski, Deceased
and Unknown heirs, successors,
assigns and all persons, firms,
or associations claiming right,
title or interest from or under
Francis Kowalski a/k/a Francis
L. Kowalski a/k/a Frank L.
Kowalski, Deceased, Defendant

DESCRIPTION

By virtue of a Writ of Execution filed to No. 13116-15, Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust A vs. Estate of Francis Kowalski a/k/a Francis L. Kowalski

a/k/a Frank L. Kowalski, Deceased, Gerard G. Kowalski, solely as heir of the Estate of Francis Kowalski a/k/a Francis L. Kowalski a/k/a Frank L. Kowalski, Deceased, Michelle F. Kowalski, solely as heir of the Estate of Francis Kowalski a/k/a Francis L. Kowalski a/k/a Frank L. Kowalski, Deceased and Unknown heirs, successors, assigns and all persons, firms, or associations claiming right, title or interest from or under Francis Kowalski a/k/a Francis L. Kowalski a/k/a Frank L. Kowalski, Deceased, owners of property situated in Erie City, Erie County, Pennsylvania being 1451 E 35th Street, Erie, PA 16504

1188 Square Feet, 0.1804 Acres
 Assessment Map number: 18051055040200
 Assessed Value figure: \$85,500.00
 Improvement thereon: Residential Dwelling
 Roger Fay, Esquire
 1 E. Stow Road
 Marlton, NJ 08053
 (856) 482-1400

June 1, 8, 15

SALE NO. 22

Ex. #12460 of 2017
Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, Inc., Plaintiff
v.

Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Michael L. Dohanic, Deceased, Defendant(s)

DESCRIPTION

By virtue of a Writ of Execution filed to No. 12460-17, Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, Inc. vs. Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Michael L. Dohanic, Deceased

Amount Due: \$30,052.41
 Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Michael L. Dohanic, Deceased, owner(s)

of property situated in NORTH EAST BOROUGH, Erie County, Pennsylvania being 19 Smedley Street, North East, PA 16428-1514
 Dimensions: 82.5 X 140.25
 Area: 0.2656 acres
 Assessment Map number: 36005040000800
 Assessed Value: \$55,960.00
 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

June 1, 8, 15

SALE NO. 23

Ex. #10318 of 2018
Wells Fargo Bank, N.A. Successor by Merger to Wells Fargo Home Mortgage, Inc., Plaintiff
v.

Donald L. Montgomery, Mary K. Montgomery, Defendant(s)

DESCRIPTION

By virtue of a Writ of Execution filed to No. 10318-18, Wells Fargo Bank, N.A. Successor by Merger to Wells Fargo Home Mortgage, Inc. vs. Donald L. Montgomery, Mary K. Montgomery
 Amount Due: \$39,887.14
 Donald L. Montgomery, Mary K. Montgomery, owner(s) of property situated in ERIE CITY, Erie County, Pennsylvania being 430 East 28th Street, Erie, PA 16504-1110

Dimensions: 51.5 X 135
 Assessment Map number: 18-050-077.0-118.00
 Assessed Value: \$74,460.00

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

June 1, 8, 15

SALE NO. 24

Ex. #12701 of 2013
Trifera LLC, Plaintiff
v.

The Estate of Patricia Wieczorek, a/k/a Patricia A. Wieczorek, All

Unknown Beneficiaries of The Estate of Patricia Wieczorek, a/k/a Patricia A. Wieczorek, Vivian Wieczorek Gardocki a/k/a Vivian Wieczorek, in Her Capacity as Executrix and Devisee of The Estate of Ronald Wieczorek a/k/a Dr. Ronald J. Wieczorek, Mark J. Gustitis, in His Capacity as Administrator and Heir of The Estate of Kathleen M. Wieczorek a/k/a Kathleen Wieczorek a/k/a Kathleen Marie Gustitis, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Kathleen M. Wieczorek, Deceased, Defendant(s)

DESCRIPTION

By virtue of a Writ of Execution filed to No. 12701-13, Trifera LLC, vs. The Estate of Patricia Wieczorek, a/k/a Patricia A. Wieczorek, All Unknown Beneficiaries of The Estate of Patricia Wieczorek, a/k/a Patricia A. Wieczorek, Vivian Wieczorek Gardocki a/k/a Vivian Wieczorek, in Her Capacity as Executrix and Devisee of The Estate of Ronald Wieczorek a/k/a Dr. Ronald J. Wieczorek, Mark J. Gustitis, in His Capacity as Administrator and Heir of The Estate of Kathleen M. Wieczorek a/k/a Kathleen Wieczorek a/k/a Kathleen Marie Gustitis, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Kathleen M. Wieczorek, Deceased
 Amount Due: \$113,744.20

The Estate of Patricia Wieczorek, a/k/a Patricia A. Wieczorek, All Unknown Beneficiaries of The Estate of Patricia Wieczorek, a/k/a Patricia A. Wieczorek, Vivian Wieczorek Gardocki a/k/a Vivian Wieczorek, in Her Capacity as Executrix and Devisee of The Estate of Ronald Wieczorek a/k/a Dr. Ronald J. Wieczorek, Mark J. Gustitis, in His Capacity as Administrator and Heir of The Estate of Kathleen M. Wieczorek a/k/a Kathleen Wieczorek a/k/a Kathleen Marie Gustitis, Unknown Heirs, Successors, Assigns, and All Persons, Firms,

or Associations Claiming Right, Title or Interest From or Under Kathleen M. Wieczorek, Deceased, owner(s) of property situated in MILLCREEK TOWNSHIP, Erie County, Pennsylvania being 737 Clifton Drive # 1, a/k/a 737 Clifton Drive, Erie, PA 16505-3605
 Dimensions: 39 X 256
 Assessment Map number: 33-017-078.0-042.00
 Assessed Value: \$85,900.00
 Improvement thereon: residential Phelan Hallinan Diamond & Jones, LLP One Penn Center at Suburban Station, Suite 1400
 1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814
 (215) 563-7000

June 1, 8, 15

SALE NO. 25

Ex. #10235 of 2018
Nationstar Mortgage LLC d/b/a Mr. Cooper, Plaintiff
 v.
Raymond T. Chorney, Administrator of the Estate of Richard Chorney aka Richard A. Chorney aka Richard Allan Chorney, deceased, Defendant(s)
DESCRIPTION

By virtue of a Writ of Execution filed to No. 2018-10235, Nationstar Mortgage LLC d/b/a Mr. Cooper vs. Raymond T. Chorney, Administrator of the Estate of Richard Chorney aka Richard A. Chorney aka Richard Allan Chorney, deceased, owner(s) of property situated in Township of Fairview, Erie County, Pennsylvania being 7216 Sterrettania Road, Fairview, PA 16415
 2.1200
 Assessment Map number: 21070126000800
 Assessed Value figure: \$100,400.00
 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

June 1, 8, 15

SALE NO. 26
Ex. #11302 of 2016
Deutsche Bank National Trust Company, as Trustee, for Carrington Mortgage Loan Trust, Series 2005-NC5 Asset-Backed Pass-Through Certificates, Plaintiff
 v.
Cynthia Johnson, Defendant
DESCRIPTION

By virtue of a Writ of Execution filed to No. 2016-11302, Deutsche Bank National Trust Company, as Trustee, for Carrington Mortgage Loan Trust, Series 2005-NC5 Asset-Backed Pass-Through Certificates vs. Cynthia Johnson, owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 610 Wallace Street, Erie, PA 16503 0.0482
 Assessment Map number: 14010013040500
 Assessed Value figure: \$28,330.00
 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

June 1, 8, 15

SALE NO. 27

Ex. #10200 of 2018
Carrington Mortgage Services, LLC, Plaintiff
 v.
Jeffrey S. Maloney and Catherine E. Walsh, Defendant
DESCRIPTION

By virtue of a Writ of Execution filed to No. 2018-10200, Carrington Mortgage Services, LLC vs. Jeffrey S. Maloney and Catherine E. Walsh, owner(s) of property situated in Borough of Edinboro, Erie County, Pennsylvania being 102 Gibson Lane, Edinboro, PA 16412 0.3567
 Assessment Map number: (11)14-48-21
 Assessed Value figure: \$79,260.00
 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
 June 1, 8, 15

SALE NO. 28
Ex. #13302 of 2016
Nationstar Mortgage LLC, Plaintiff
 v.
Lawrence L. Murphy, Jr. and Cecelia A. Guzowski, Defendant
DESCRIPTION

By virtue of a Writ of Execution filed to No. 2016-13302, Nationstar Mortgage LLC vs. Lawrence L. Murphy, Jr. and Cecelia A. Guzowski, owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 1533 Glendale Avenue, Erie, PA 16510 0.1489
 Assessment Map number: 18051015022500
 Assessed Value figure: \$71,910.00
 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

June 1, 8, 15

SALE NO. 29

Ex. #12710 of 2017
JPMorgan Chase Bank, National Association, Plaintiff
 v.
Robert P. Schodt and Anne M. Schodt a/k/a Ann E. M. Schodt, Defendant
DESCRIPTION

By virtue of a Writ of Execution filed to No. 2017-12710, JPMorgan Chase Bank, National Association vs. Robert P. Schodt and Anne M. Schodt a/k/a Ann E. M. Schodt, owner(s) of property situated in Township of Millcreek, Erie County, Pennsylvania being 2799 North Birch Run, Erie, PA 16506 0.2087
 Assessment Map number: 33-124-414.4-9
 Assessed Value figure: \$224,520.00
 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

June 1, 8, 15

SALE NO. 32

Ex. #13117 of 2017
Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, as Trustee for Normandy Mortgage Loan Trust, Series 2016-1, Plaintiff

v.

Gary L. Brown and Colleen R. Brown a/k/a Colleen Ruth Brown and The United States of America, Defendant

DESCRIPTION

By Virtue of Writ of Execution filed to No. 2017-13117, Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, as Trustee for Normandy Mortgage Loan Trust, Series 2016-1 vs. Gary L. Brown and Colleen R. Brown a/k/a Colleen Ruth Brown and The United States of America

Gary L. Brown and Colleen R. Brown, owner(s) of property situated in City of Erie, Erie County, Pennsylvania being 1324 East 31st Street, Erie, PA 16504

1056 Sq Ft
 Assessment Map number: 18-5110-320

Assessed figure: 87,990.00
 Improvement thereon: Ranch Style Single Family Residential Dwelling
 Stephen M. Hladik, Esquire
 289 Wissahickon Avenue
 North Wales, PA 19454
 (215) 855-9521

June 1, 8, 15

SALE NO. 33

Ex. #13045 of 2017
Partners for Payment Relief DE III, LLC, Plaintiff

v.

Thomas R. Johnson, Defendant

DESCRIPTION

By Virtue of Writ of Execution filed to No. 2017-13045, Partners for Payment Relief DE III, LLC vs. Thomas R. Johnson, owner(s) of property situated in Borough of Wesleyville, Erie County, Pennsylvania being 2052 Water

Street, Erie, PA 16510
 Parcel A 0.0589 Acres & Parcel B 0.1196 Acres
 Assessment Map number: "A" 50002034000601 and "B" 50002034000600

Assessed figure: "A" 44,880.00 and "B" 15,500.00

Improvement thereon: "A" Single Family, Residential Dwelling, Detached Garage and "B" Outbuilding only; no living units

Stephen M. Hladik, Esquire
 289 Wissahickon Avenue
 North Wales, PA 19454
 (215) 855-9521

June 1, 8, 15

SALE NO. 35

Ex. #10254 of 2018
Lakeview Loan Servicing, LLC, Plaintiff

v.

Kara Onorato, Defendant

DESCRIPTION

ALL that certain piece or parcel of land situate in Tract No. 356, Township of Millcreek, County of Erie, and Commonwealth of Pennsylvania, being Lot No. 233 of "Millfair Heights Subdivision" No. 2, as shown on Map of said Subdivision recorded May 20, 1963, in Erie County Map Book 7, page 32. Said premises having erected thereon a two-story single family dwelling with attached two-car garage more commonly known as 5160 Ferndale Place, Fairview, Pennsylvania and being further identified by Erie County Tax Index Number (33) 131-374-54.

Fee Simple Title Vested in Kara Onorato by deed from, Karl J. McFadden and Melodye R. McFadden, Husband and Wife, dated 05/16/2014, recorded 05/16/2014, in the Erie County Recorder of deeds in Deed Instrument No. 2014-009521.
 PROPERTY ADDRESS: 5160 Ferndale Place, Fairview, PA 16415
 PARCEL NUMBER: 33131374005400

Jessica N. Manis, Esquire
 Stern & Eisenberg, PC
 1581 Main Street, Suite 200
 The Shops at Valley Square
 Warrington, PA 18976
 (215) 572-8111

June 1, 8, 15

SALE NO. 36

Ex. #10357 of 2018
New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing, Plaintiff

v.

Matthew S. Vickey, solely in his Capacity as Executor of the Estate of Geraldine R. Vickey a/k/a Geraldine Vickey, Deceased, and Anmmarie K. Stancliff a/k/a Anmmarie K. Stancliff, as Real Owner, Defendants

DESCRIPTION

Township of Lawrence, County of Erie

Front: 40' Depth: 125'
 Being Premises: 433 Halley Street, Erie, PA 16511

Parcel No. 29006015001900
 Sold as the property of Anmmarie Stancliff

Jessica N. Manis, Esquire
 Stern & Eisenberg, PC
 The Shops at Valley Square
 1581 Main Street, Suite 200
 Warrington, PA 18976
 (215) 572-8111

June 1, 8, 15

SALE NO. 37

Ex. #13303 of 2016
Lakeview Loan Servicing, LLC, Plaintiff

v.

Heather M. Dougan and Andrew P. Quinn, Defendant

DESCRIPTION

By virtue of a Writ of Execution filed to No. 13303-16, Lakeview Loan Servicing, LLC v. Heather M. Dougan and Andrew P. Quinn, owners of property situated in the Township of Millcreek, Erie County, Pennsylvania being 2615 West 22nd Street, Erie, Pennsylvania 16506.

Tax I.D. No. 33051199000302
 Assessment: \$104,262.99
 Improvements: Residential Dwelling
 McCabe, Weisberg and Conway, P.C.
 123 South Broad Street, Suite 1400
 Philadelphia, PA 19109
 215-790-1010

June 1, 8, 15

SALE NO. 39

Ex. #12909 of 2016
The Huntington National Bank,

Plaintiff

v.

Michael J. Wellman and Jessica M. Wellman, Defendant

DESCRIPTION

By virtue of a Writ of Execution filed to No. 12909-2016, The Huntington National Bank v. Michael J. Wellman and Jessica M. Wellman
 Michael J. Wellman, owner of property situated in the City of Erie, Erie County, Pennsylvania being 1958 East 7th Street, Erie, Pennsylvania 16511.
 Tax ID. No. 14011016023400
 Assessment: \$20,148.47
 Improvements: Residential Dwelling
 McCabe, Weisberg and Conway, P.C. 123 South Broad Street, Suite 1400 Philadelphia, PA 19109
 215-790-1010

June 1, 8, 15

SALE NO. 40

Ex. #13402 of 2016
U.S. Bank National Association, (Trustee for the Pennsylvania Housing Finance Agency, pursuant to a Trust Indenture

dated as of April 1, 1982), Plaintiff

v.

Brandi J. Lyons, Defendant

DESCRIPTION

By virtue of a Writ of Execution filed to No. 2016-13402, U.S. Bank National Association, (Trustee for the Pennsylvania Housing Finance Agency, pursuant to a Trust Indenture dated as of April 1, 1982) vs. Brandi J. Lyons, owner of property situated in the Township of Harborcreek, County of Erie and State of Pennsylvania, being 2437 Saltsman Road, Erie, PA 16510.
 Dimensions: Square Footage- 1228 Acreage- 0.4184
 Assessment Map Number: 27042139000400
 Assess Value figure: \$108,850
 Improvement thereon: Single Family Dwelling
 Lois M. Vitti, Esquire
 Attorney for Plaintiff
 333 Allegheny Avenue, Suite 303 Oakmont, PA 15139
 (412) 281-1725

June 1, 8, 15



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ESTATE NOTICES

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FIRST PUBLICATION

CLUTTER, MICHAEL J., a/k/a MIKE CLUTTER, deceased

Late of the City of Erie
Executor: Michael A. Clutter, c/o Adam G. Anderson, Esquire, Elliott & Davis, P.C., 425 First Avenue, 1st floor, Pittsburgh, PA 15219
Attorney: Adam G. Anderson, Esquire, Elliott & Davis, P.C., 425 First Avenue, 1st floor, Pittsburgh, PA 15219

FISHER, ARLENE, deceased

Late of the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania
Co-Executrices: Christine A. Kujan and Cathleen A. Fisher, c/o Kevin M. Monahan, Esq., Suite 300, 300 State Street, Erie, PA 16507
Attorney: Kevin M. Monahan, Esq., MARSH, SPAEDER, BAUR, SPAEDER & SCHAAF, LLP., Suite 300, 300 State Street, Erie, PA 16507

HEUMANN, MARY K., deceased

Late of Fairview, Pennsylvania
Administrator: Kara L. Oosterkamp, c/o David W. Bradford, Esq., 731 French Street, Erie, PA 16501
Attorney: David W. Bradford, Esq., 731 French Street, Erie, PA 16501

JAKUBCSIK, STEVE, a/k/a STEPHEN JAKUBCSIK, deceased

Late of City of Erie, Pennsylvania
Executrix: Anne Divecchio, c/o Angelo P. Arduini, Esq., 731 French Street, Erie, PA 16501
Attorney: Angelo P. Arduini, Esq., 731 French Street, Erie, PA 16501

LOUCKS, CHARLOTTE E., a/k/a CHARLOTTE LOUCKS, deceased

Late of the Borough of North East, Erie County, Commonwealth of Pennsylvania
Co-Executors: Allen L. Loucks and Paul D. Loucks, c/o Jeffrey D. Scibetta, Esq., 120 West Tenth Street, Erie, PA 16501
Attorney: Jeffrey D. Scibetta, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

LYONS, FLORENCE M., a/k/a FLORENCE S. LYONS, a/k/a FLORENCE LYONS, deceased

Late of the City of Erie, Erie County, Commonwealth of Pennsylvania
Executrix: Linda Lyons King, c/o Thomas A. Tupitza, Esq., 120 West Tenth Street, Erie, PA 16501
Attorney: Thomas A. Tupitza, Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

MAHONEY, JOAN H., deceased

Late of the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania;
Co-Executrices: Kathleen R. Evans and Meghan Twiest, 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

MERRITT, KATHRYN A., deceased

Late of the City of Corry, County of Erie, Commonwealth of Pennsylvania
Executor: Shaun D. Merritt, c/o Thomas J. Ruth, Esq., 224 Maple Avenue, Corry, PA 16407
Attorney: Thomas J. Ruth, Esq., 224 Maple Avenue, Corry, PA 16407

SANTONE, VIRGINIA E., a/k/a JEAN SANTONE, deceased

Late of Erie, Erie County, Pennsylvania
Administratrix: Cathy A. Corvino, c/o Peter J. Sala, Esquire, 731 French Street, Erie, PA 16501
Attorney: Peter J. Sala, Esquire, 731 French Street, Erie, PA 16501

TOMCZAK, BONNIE R., deceased

Late of the City of Erie, County of Erie, and Commonwealth of Pennsylvania
Executrix: Glenda L. Bond-Masters, 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

SECOND PUBLICATION

BILLMAN, JASON JAMES, deceased

Late of City of Erie, Erie County
Administrator: Charles R. Billman, Jr., 145 Main Street, Rimersburg, PA 16248
Attorney: Terry R. Heeter, Esquire, P.O. Box 700, Clarion, PA 16214

**BRUNO, SHARON M.,
deceased**

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

Executrix: Megan A. McCormick, 3429 West 40th Street, Erie, PA 16506-4215

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

**BULES, MARGARET D., a/k/a
MARGARET BULES,
deceased**

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

Co-Executrices: Marion M. Tucker and Polly S. Momeyer, c/o Eugene C. Sundberg, Jr., Esq., Suite 300, 300 State Street, Erie, PA 16507

Attorney: Eugene C. Sundberg, Jr., Esq., MARSH, SPAEDER, BAUR, SPAEDER & SCHAFF, LLP, Suite 300, 300 State Street, Erie, PA 16507

**CIPRIANI, PETER,
deceased**

Late of the Township of Harborcreek, Erie County, Pennsylvania

Co-Executors: Dario Cipriani and Paula Baughman, c/o 510 Cranberry Street, Suite 301, Erie, Pennsylvania 16507

Attorney: Raymond A. Pagliari, Esquire, 510 Cranberry St., Suite 301, Erie, Pennsylvania 16507

**COMBITCHI, NICHOLAS,
deceased**

Late of the Township of Fairview, County of Erie, Commonwealth of Pennsylvania

Co-Executors: Mary-Helen Wentzell and Daniel Combitsis, D.O., 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

**DiFABRIZIO, SYLVIO R.,
deceased**

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

Executrix: Lucia T. Salvia, 5060 Wolf Run Drive, Erie, PA 16505

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

**DiMARCO, ANN M.,
deceased**

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

Executrix: Phyllis Tarasovich
Attorney: Kenneth G. Vasil, Esquire, ELDERKIN LAW FIRM, 150 East 8th Street, Erie, PA 16501

**DRUSHEL, PATRICIA A.,
deceased**

Late of the Borough of Girard, Erie County, Commonwealth of Pennsylvania

Executor: George P. Drushel, c/o Jeffrey D. Scibetta, Esq., 120 West Tenth Street, Erie, PA 16501

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

**DUVAL, MARY, a/k/a
MARY T. DUVAL,
deceased**

Late of Millcreek Township, Erie County, Commonwealth of Pennsylvania

Co-Executors: Robert C. Duval and Carolyn M. Helderman, c/o Jeffrey D. Scibetta, Esq., 120 West Tenth Street, Erie, PA 16501

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

**GLOEKLER, JOAN L.,
deceased**

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

Co-Executors: Ellen B. Gloekler and Mary J. Phillips

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

**GROH, CARLA., a/k/a
CARL GROH,
deceased**

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

Administrator D.B.N. C.T.A.: Grant M. Yochim, 24 Main Street E, PO Box 87, Girard, PA 16417

Attorney: Grant M. Yochim, Esq., 24 Main Street E, PO Box 87, Girard, PA 16417

**HICKEY, VIRGINIA C.,
deceased**

Late of Erie County, Pennsylvania
Executor: Nancy Harrison, c/o Martone & Peasley, 150 West Fifth Street, Erie, Pennsylvania 16507

Attorney: Joseph P. Martone, Esquire, Martone & Peasley, 150 West Fifth Street, Erie, Pennsylvania 16507

**KONOPA, JOSEPH, JR.,
deceased**

Late of the Township of West Springfield, County of Erie, Commonwealth of Pennsylvania

Executor: John W. Konopa, 7951 Griffey Road, West Springfield, PA 16443

Attorney: None

**LEONE, DOMINIC, a/k/a
DOMENICO LEONE,
deceased**

Late of Green Township

Co-Administrators: Dominic Leone and Concettina Leone

Attorney: Steven E. George, Esquire, George Estate and Family Law, 305 West 6th Street, Erie, PA 16507

**MAZZONE, EVELYN,
deceased**

Late of the Township of Fairview, County of Erie and Commonwealth of Pennsylvania
Executor: Peter M. Mazzone
Attorney: David J. Rhodes, Esquire, ELDERKIN LAW FIRM, 150 East 8th Street, Erie, PA 16501

**MERRITT, LAWRENCE R.,
deceased**

Late of the City of Corry, County of Erie, Commonwealth of Pennsylvania
Executrix: Janet Sabol, c/o Thomas J. Ruth, Esq., 224 Maple Avenue, Corry, PA 16407
Attorney: Thomas J. Ruth, Esq., 224 Maple Avenue, Corry, PA 16407

**NYBERG, MARILYN, a/k/a
MARILYN L. NYBERG,
deceased**

Late of the Township of Millcreek, County of Erie, State of Pennsylvania
Executrix: Diane Sheffer, 9526 Lake Road, North East, Pennsylvania 16428
Attorney: Grant M. Yochim, Esq., 24 Main St. E., P.O. Box 87, Girard, PA 16417

**OCHS, RONALD, a/k/a
RONALD J. OCHS, JR.,
deceased**

Late of City of Erie, Erie County, Pennsylvania
Executor: Dawn Pettit, c/o Martone & Peasley, 150 West Fifth Street, Erie, Pennsylvania 16507
Attorney: Joseph P. Martone, Esquire, Martone & Peasley, 150 West Fifth Street, Erie, Pennsylvania 16507

**VELCHOFF, SIMONE M.,
deceased**

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania
Executor: Maurice Roussel-Dupre, c/o Sterrett Mott Breski & Shimek, 345 West 6th Street, Erie, PA 16507
Attorney: John J. Shimek, III, Esquire, Sterrett Mott Breski & Shimek, 345 West 6th Street, Erie, PA 16507

**WAGONER, RICHARD A., SR.,
deceased**

Late of the City of Erie, County of Erie, Commonwealth of Pennsylvania
Administrator: Sheryl D. Dunn, c/o The McDonald Group, L.L.P., 456 West 6th Street, Erie, PA 16507-1216
Attorney: Gary D. Bax, The McDonald Group, L.L.P., 456 West 6th Street, Erie, PA 16507-1216

**WELTY, DOROTHY L.,
deceased**

Late of Millcreek Township, County of Erie, Commonwealth of Pennsylvania
Executrix: Rebecca W. Kaminsky, c/o Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506-4508
Attorney: Colleen R. Stumpf, Esquire, Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc., 2222 West Grandview Blvd., Erie, PA 16506-4508

THIRD PUBLICATION

**CHRISTOPH, DOROTHY M.,
a/k/a DOROTHY MOGNET
CHRISTOPH,
deceased**

Late of Millcreek Township, Erie County Pennsylvania
Executrix: Attorney Elizabeth Brew Walbridge, 1001 State St., Suite 1400, Erie, PA 16501
Attorney: Elizabeth Brew Walbridge, Esquire, 1001 State St., Suite 1400, Erie, PA 16501

**COYLE, JAMES ARTHUR, a/k/a
JAMES A. COYLE,
deceased**

Late of Springfield Township, Erie County, Pennsylvania
Administrator: Todd A. Coyle, 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

**CURTIS, PATRICIA A., a/k/a
PATRICIA CURTIS, a/k/a
PATRICIA ANN CURTIS,
deceased**

Late of the Township of Springfield, County of Erie, State of Pennsylvania
Executrix: Deborah L. Lawson, 13168 West Lake Road, East Springfield, PA 16411
Attorney: Grant M. Yochim, Esq., 24 Main St. E., P.O. Box 87, Girard, PA 16417

**DONIKOWSKI, RICHARD F.,
a/k/a RICHARD DONIKOWSKI,
deceased**

Late of the City of Erie, Commonwealth of Pennsylvania
Executor: Mary L. Madsen, c/o Richard A. Vendetti, Esquire, 3820 Liberty Street, Erie, Pennsylvania 16509
Attorney: Richard A. Vendetti, Esquire, Vendetti & Vendetti, 3820 Liberty Street, Erie, PA 16509

**FROST, WILLIAM C.,
deceased**

Late of the Township of Harborcreek, County of Erie, Commonwealth of Pennsylvania
Administratrix: Debra A. Woodel, 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

**GANGEMI, DOMINIC C., a/k/a
DOM GANGEMI,
deceased**

Late of the City of Erie, Erie County, Commonwealth of Pennsylvania
Executrix: Janice M. Gangemi, c/o Thomas C. Hoffman, II, Esq., 120 West Tenth Street, Erie, PA 16501
Attorney: Thomas C. Hoffman, II, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501

**NIEDZIELSKI, ELLA R.,
deceased**

Late of City of Erie
Executrix: Carole A. Graml, c/o 246 West 10th Street, Erie, PA 16501
Attorney: Evan E. Adair, Esq., 246 West 10th Street, Erie, PA 16501

**PAPROCKI, CLARENCE J.,
deceased**

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

**RICHEY, EVANNA M.,
deceased**

Late of the Town of Ripley, Chautauqua County, New York
Executrix: Gayle Mowers, c/o 33 East Main Street, North East, Pennsylvania 16428
Attorney: Robert J. Jeffery, Esq., KNOX LAW, 33 East Main Street, North East, Pennsylvania 16428

**RUMBERGER, ANNA P.
KAUFMAN, a/k/a ANNA P.
FOSTER,
deceased**

Late of the Millcreek Township, Erie County, Pennsylvania
Executor: Gerald H. Kaufman, c/o 150 East 8th Street, Erie, PA 16501
Attorney: Gregory L. Heidt, Esquire, 150 East 8th Street, Erie, PA 16501

**TONELLI, LILLIAN,
deceased**

Late of the City of Erie
Executor: Theresa Tonelli
Attorney: Edwin W. Smith, Esquire, Shapira, Hutzelman and Smith, 305 West 6th Street, Erie, PA 16507

**VOGT, MARY O.,
deceased**

Late of the Township of North East, County of Erie and Commonwealth of Pennsylvania
Executor: Rev. Joseph V. Wardanski, 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

**WARREN, GLADYS M.,
deceased**

Late of Harborcreek Township, Erie County, Erie, PA
Administrator: Robert J. Jeffery, 33 East Main Street, North East, Pennsylvania 16428
Attorney: Robert J. Jeffery, Esq., KNOX LAW, 33 East Main Street, North East, Pennsylvania 16428

**WEIGEL, JOAN IRETA, a/k/a
JOAN I. WEIGEL,
deceased**

Late of the Township of Harborcreek, County of Erie and Commonwealth of Pennsylvania
Executrix: Norma J. Whaley, c/o Yochim, Skiba & Nash, 345 West Sixth Street, Erie, PA 16507
Attorney: Gary H. Nash, Esq., Yochim, Skiba & Nash, 345 West Sixth Street, Erie, PA 16507

**WESCHLER, MARY A.,
deceased**

Late of the City of Erie, County of Erie and Commonwealth of Pennsylvania
Executor: David J. Rhodes
Attorney: Thomas J. Minarcik, Esquire, ELDERKIN LAW FIRM, 150 East 8th Street, Erie, PA 16501

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